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Warranty Deed



ILLINOIS

Doc#: 1616642010 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/14/2016 11:32 AM Pg: 1 of 3

Chicago Title 16500534MP

THE GRANTOR(s) Mark Festin and Kristen Lommele, n/k/a Kristen Lommele Festin, Husband and Wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Nathan L. Ingersoll and Julia A. Ingersoll, Husband and Wife, Not as Joint Tenants or Tenants in Common, but as Tenants by the Entirety the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: *(See Page 2 for Legal Description)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT only to the following if any: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate, general real estate taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number(s): 14-32-400-101-0000
Address(es) of Real Estate: 1954 N. Seminary Avenue, Unit C, Chicago, Illinois 60614 - 8071

The date of this deed of conveyance is May 31, 2016.

Mark Festin
(SEAL) Mark Festin

Kristen Lommele n/k/a Kristen Lommele Festin
(SEAL) Kristen Lommele, n/k/a Kristen Lommele Festin

(SEAL)

(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mark Festin and Kristen Lommele, n/k/a Kristen Lommele Festin, Husband and Wife, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)
(My Commission Expires _____)

Given under my hand and official seal May 31, 2016

Jan B. Knepfer
OFFICIAL SEAL
LOBLB KNEPPER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 02/21/17

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LEGAL DESCRIPTION

For the premises commonly known as 1954 N. Seminary Avenue, Unit C, Chicago, Illinois 60614



Parcel 1: Dwelling Parcel 1954C:


The North 18.46 feet of the South 29.38 feet (excepting therefrom the East 75.80 feet and the North 0.46 feet of the West 20.65 feet thereof) of Lots 119, 120 and 121, taken together as a single tract of land together with the North 9.04 feet of the South 29.38 feet of the West 20.65 feet which lies above a horizontal plane of +21.21 feet City of Chicago Datum of said tract in Webster's Subdivision of Lot 3 and the North part of Lot 2 in Block 9 in Sheffield's Addition to Chicago in Section 32, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Non-exclusive easement for the benefit of the aforesaid Parcel for Ingress and Egress over, upon and across the common area as described in Declaration recorded January 24, 1994 as document 94075344.

SEE ATTACHED
Addendum "A"

REAL ESTATE TRANSFER TAX		01-Jun-2016	
	COUNTY:	365.00	
	ILLINOIS:	730.00	
	TOTAL:	1,095.00	
14-32-400-101-0000 20160501604011 1-078-098-240			

REAL ESTATE TRANSFER TAX		01-Jun-2016	
	CHICAGO:	5,475.00	
	CTA:	2,190.00	
	TOTAL:	7,665.00 *	
14-32-400-101-0000 20160501604011 1-432-123-712			
* Total does not include any applicable penalty or interest due.			

This instrument was prepared by: Mitchell B. Ruchim RUCHIM & HUDSON, P.C. 3000 Dundee Road, Suite 415 Northbrook, Illinois 60062	Send subsequent tax bills to: Nathan & Julia Jagersull 1954 N. Seminary, Unit C Chicago IL 60614	Recorder-mail recorded document to: Christopher Cali 55 W. Monroe, Suite 1100 Chicago, IL 60603
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EXHIBIT A

Order No.: 16ST00534NB

For APN/Parcel ID(s): 14-32-400-101-0000

Parcel 1: Dwelling Parcel 1954C:

The North 18.46 feet of the South 20.80 feet (excepting therefrom the East 75.80 feet and the North 0.46 feet of the West 20.65 feet thereof) of Lots 119, 120 and 121, taken together as a single tract of land together with the North 9.04 feet of the South 29.38 feet of the West 20.65 feet which lies above a horizontal plane of 21.21 feet City of Chicago Datum of said tract in Webster's Subdivision of Lot 3 and the North part of Lot 2 in Block 9 in Sheffield's Addition to Chicago in Section 32, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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Property of Cook County Clerk's Office