

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY



Doc#: 1618155116 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/29/2016 10:28 AM Pg: 1 of 5

mail To
10F3 Proper Title, LLC
120 N. LaSalle Ste. 1920
Chicago, IL 60601
PT16-30335

(The Above Space for Recorder's Use Only)

THE GRANTORS Kristine R. Kinder and Charles A. Kinder, a married couple of 1250 West Draper Street, Chicago, IL 60614 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Zachary Grabinski and Brandy Grabinski, a married couple, of 2653 N. Racine Avenue, Unit 1, Chicago, IL 60614, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

* Not as Joint Tenants or as Tenants in common but as Tenants by the
SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" Entirety

Permanent Index Number(s): 14-29-315-040-0000, 14-29-315-041-0000,
14-29-315-042-0000, 14-29-315-096-0000
Property Address: 1250 West Draper Street, Chicago, IL 60614

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 20 day of June, 2016.

X Kristine R. Kinder (Seal) X Charles A. Kinder (Seal)
Kristine R. Kinder Charles A. Kinder

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kristine R. Kinder and Charles A. Kinder, known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 20 day of June, 2016.



Cynthia Ramirez

 Notary Public

THIS INSTRUMENT PREPARED BY
 Law Office of Michelle Laiss
 1530 West Fullerton Avenue
 Chicago, IL 60614

~~MAIL TO:~~

Braun & Rich, PC
 4301 N. Damen Avenue
 Chicago, IL 60618

SEND SUBSEQUENT TAX BILLS TO:

Zachary Grabinski
 1250 West Draper Street
 Chicago, IL 60614

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

WEST 40 FEET OF EAST 480 FEET OF NORTH 60.15 FEET OF LOT 2 IN COUNTY CLERKSDIVISION OF BLOCK 43 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 2 IN COUNTY CLERK'S DIVISION OF BLOCK 43 OF SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PART LIES EAST OF THE EAST LINE OF THE WEST 92.00 FEET OF SAID LOT 2, WEST OF THE WEST LINE OF THE EAST 480.00 FEET OF SAID LOT 2 AND NORTH OF THE NORTH LINE AND SAID NORTH LINE EXTENDED WEST, OF DRAPER STREET, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF SAID DRAPER STREET (45.00 FEET WIDE) AT THE INTERSECTION OF SAID NORTH LINE WITH THE WEST LINE OF THE EAST 480.00 FEET OF LOT 2, AFORESAID, AND RUNNING THENCE WEST ALONG SAID NORTH LINE OF DRAPER STREET AND ALONG SAID NORTH LINE EXTENDED WEST, A DISTANCE OF 56.88 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 92.00 FEET OF SAID LOT 2; THENCE NORTH ALONG SAID LAST DESCRIBED LINE, A DISTANCE OF 60.28 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID LOT 2; THENCE EAST ALONG SAID NORTH LINE OF LOT 2, A DISTANCE OF 56.82 FEET TO AN INTERSECTION WITH THE AFORESAID WEST LINE OF THE EAST 480.00 FEET OF LOT 2, AND THENCE SOUTH ALONG SAID LAST DESCRIBED LINE, A DISTANCE OF 60.28 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

14-29-315-040-0000

14-29-315-041-0000
 14-29-315-042-0000
 14-29-315-096-0000

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

22-Jun-2016



CHICAGO:

14,250.00

CTA:

5,700.00

TOTAL:

19,950.00

14-29-315-040-0000 | 20160601620803 | 1-138-193-728

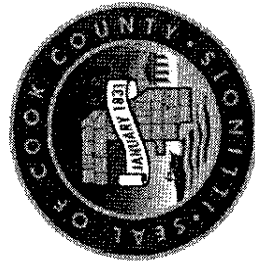
* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

22-Jun-2016

REAL ESTATE TRANSFER TAX



COUNTY:

ILLINOIS:

TOTAL:

950.00

1,900.00

2,850.00

14-29-315-040-0000

20160601620803

0-730-211-648

Property of Cook County Clerk's Office