

UNOFFICIAL COPY

Doc#: 1618250109 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/30/2016 10:39 AM Pg: 1 of 2

WARRANTY DEED

Tenancy By The Entirety (Illinois)

Dec ID 20160601617864
ST/CO Stamp 0-472-802-624 ST Tax \$31.00 CO Tax \$15.50
City Stamp 1-814-652-224 City Tax: \$325.50

THE GRANTORS,
ERIC J. JANOTA and
JOANNE T. JANOTA,
Husband and Wife,
of the Village of Newark,
in the County of Kendall
and State of Illinois

16 (A20173087A) 1061

for and in consideration of Ten and 00/100 Dollars in hand paid, **CONVEY AND WARRANT TO:**

PHYLLIS KIPNIS, PATRICIA KAPLIN DOLINS, and DAVID KAPLAN,

whose address is: 26 E. Cedar St., 2B, Chicago, IL 60611

not as Tenants by the Entirety or Tenants in Common, but as **Joint Tenants**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Chicago Title

UNIT P-72 IN THE 33 EAST CEDAR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOTS 1 AND 2 IN AUGUSTIN GAUER'S SUBDIVISION OF THE WEST PART OF THE NORTH 1/3 OF BLOCK 3 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE WEST 80 FEET OF THE EAST 150 FEET OF THE WEST 447.5 FEET, OF THE NORTH 1/3 OF BLOCK 3 IN CANAL TRUSTEE'S SUBDIVISION, AFORESAID AS MEASURED ALONG THE NORTH LINE OF SAID BLOCK 3, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96160725, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Existing easements, covenants, and restrictions of record, and second installment of 2015 and subsequent years real estate taxes.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises, not as tenants by the entirety or as tenants in common, but as Joint Tenants.

Permanent Real Estate Index Number: 17-03-202-072-1200
Address of Real Estate: Parking Space P-72 in 33 E. Cedar Condo, Chicago, IL 60611

Dated this 15th Day of April, 2016.

UNOFFICIAL COPY


ERIC J. JANOTA

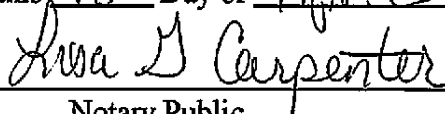

JOANNE T. JANOTA

Warranty Deed - Tenancy by the Entirety

STATE OF ILLINOIS)
) SS.
COUNTY OF Kendall)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Eric J. Janota and Joanne T. Janota personally 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 this 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 15th Day of April, 2016.


Notary Public


SEND SUBSEQUENT TAX BILLS TO:
Phyllis Kipnis
20 E. Cedar St. Apt. 2B
Chicago, IL 60611



THIS DOCUMENT PREPARED BY;
Law Offices of Daniel J. Kramer
1107A S. Bridge Street
Yorkville, IL 60560
630-553-9500
Kelly A. Heiland

REAL ESTATE TRANSFER TAX		15-Jun-2016
	COUNTY:	15.50
	ILLINOIS:	31.00
	TOTAL:	46.50
17-03-202-072-1200 20160601617864 0-472-802-624		

AFTER RECORDING RETURN TO:
Phyllis Kipnis
20 E. Cedar St. Apt 2B
Chicago, IL 60611

REAL ESTATE TRANSFER TAX		15-Jun-2016
	CHICAGO:	232.50
	CTA:	93.00
	TOTAL:	325.50 *
17-03-202-072-1200 20160601617864 1-814-652-224		

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