

UNOFFICIAL COPY

Doc#: 1619418047 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/12/2016 10:02 AM Pg: 1 of 3

01146-43963 1/2

WARRANTY DEED

Dec ID 20160701629086
ST/CO Stamp 1-561-218-368 ST Tax \$152.50 CO Tax \$76.25
City Stamp 1-650-683-200 City Tax: \$6,772.50

THE GRANTOR(S), Jennifer Baenziger now known as Jennifer Mitkal, a married woman, of 400 N. Lincoln Avenue, Park Ridge, Illinois, for and in consideration of TEN & 00/100 Dollars, and other good and valuable

For Recorder's Use Only

consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to TUAN CONG and ANNA HUYNH, husband and wife, not as tenants in common, or as joint tenants, but as TENANTS BY THE ENTIRETY, of 400 E. Randolph, Unit 3004, Chicago, of the County of Cook, State of Illinois the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT A - ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 13-14-127-026-1035

Address(es) of Real Estate: 4423 N. Lawndale, Unit 2A Chicago, Illinois 60625

The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said premises not as tenants in common, or as joint tenants, but as TENANTS BY THE ENTIRETY.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2016 and subsequent years.

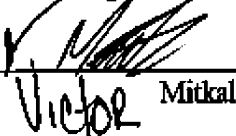
DATED this 5th day of July, 2016



Jennifer Mitkal

STEWART TITLE
800 E. Diehl Road
Suite 180
Naperville, IL 60563

I, the undersigned, am married to JENNIFER MITKAL and I sign this deed for the sole purpose of effecting the release and waiver of the right of homestead.



Victor Mitkal

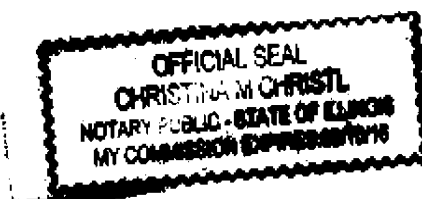
UNOFFICIAL COPY

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 JENNIFER MITKAL and **Victor** MITKAL, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her 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 official seal, this 5th day of July, 2016.


(NOTARY PUBLIC)





This instrument was prepared by:
Christina M. Christl, Esq., 350 S. Northwest Highway, #300, Park Ridge, IL 60068


MAIL TO:

Brennan Law Offices, Ltd.
155 N. Michigan Avenue, Suite 700
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:

Mr. & Mrs. Tuan Cong & Anna Huyhn
4423 N. Lawndale, Unit 2A
Chicago, Illinois 60625

REAL ESTATE TRANSFER TAX		11-Jul-2016
	COUNTY:	76.25
	ILLINOIS:	152.50
	TOTAL:	228.75
13-14-127-026-1035 20160701629086 1-561-218-368		

REAL ESTATE TRANSFER TAX		11-Jul-2016
	CHICAGO:	1,143.75
	CTA:	457.50
	TOTAL:	1,601.25 *
13-14-127-026-1035 20160701629086 1-650-683-200		
* Total does not include any applicable penalty or interest due.		

UNOFFICIAL COPY**COMMITMENT FOR TITLE INSURANCE****SCHEDULE A****Exhibit A - Legal Description**

Unit 4423-2A as The Lawndale Court Condominiums, as delineated on a survey of the following described real estate:

Parcel 1:

The West 10 feet 5-1/2 inches of the East 60 feet 5-1/2 inches of the North 1/2 of the South 1/2 of Lot 'C' (except streets and alleys) in Bickel's Subdivision of that part of the Northwest 1/4 of Section 14, Township 40 North, Range 13, East of the Third Principal Meridian:

Beginning at a point 67 rods West of the Southeast corner of said 1/4 Section; thence North 40 rods; thence East 32 rods; thence South 40 rods; thence West 32 rods to the point beginning, said strip is otherwise known as the East 10 feet 5-1/2 inches of the West 75 feet of the North 124 feet 11 inches of the South 298 feet 10-1/8 inches of the East 125 feet of Lot 'C' (except streets and alleys) in Bickel's Subdivision aforesaid, in Cook County, Illinois.

Parcel 2:

The East 50 feet of the North 124 feet 11 inches of the South 298 feet 10-1/8 inches of Lot 'C' of Bickel and Others' Subdivision of the West 32 rods of the East 67 rods of the South 40 rods of the Northwest 1/4 of Section 14, Township 40 North, Range 13, East of the Third Principal Meridian, (except from said premises that part thereof taken or used for streets and alleys) in Cook County, Illinois.

Parcel 3:

A strip of land lying between the East 60 feet 5-1/2 inches of the North 124 feet 11 inches of the South 298 feet 10-1/8 inches of Lot 'C' in Bickel and Others' Subdivision of the West 32 rods of the East 67 rods of the South 40 rods of the Northwest 1/4 of Section 14, Township 40 North, Range 13, East of the Third Principal Meridian, and Lot 6 of Dunas' Resubdivision of Lot 114 in Wolf, Nelson and Lewins' Subdivision in the Northwest 1/4 of Section 14, aforesaid, in Cook County, Illinois.

Parcel 4:

Lots 5 and 6 in Dunas Resubdivision of Lot 114 in Wolf, Nelson and Lewins' Subdivision of part of the South 1/2 of the East 55 acres of the East 1/2 of the Northwest 1/4 all in Section 14, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached to the Declaration of Condominium recorded as Document 0010232516, together with an undivided percentage interest in the common elements.