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WARRANTY DEED

~~MAIL TO:~~

Mary Barrett Kirby
Attorney at Law
4669 N. Manor Ave.
Chicago, IL 60625

PREPARED BY:

Alexandra Richards
Attorney at Law
6007 N. Sheridan Road
Chicago, IL 60660

Doc#: 1620255016 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/20/2016 09:38 AM Pg: 1 of 5

THE GRANTORS, Victor Galicia and Holly A. Dotterer, husband and wife of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEY AND WARRANT to:

KEVIN WHELAN AND ELEANORE WHELAN, HUSBAND AND WIFE
1656 N. Talman Ave. Apt. #3
Chicago, IL 60647

not as tenants in common, not as joint tenants but AS TENANTS BY THE ENTIRETY,

all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION
PROPERTY INDEX NUMBER: 13-36-113-078-0000
PROPERTY ADDRESS: 2113 N KEDZIE BLVD, UNIT B, CHICAGO, IL 60647

SUBJECT TO: General taxes for the year 2015 2nd Installment, and subsequent years, years not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

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

DATED THIS 28th DAY OF JUNE, 2016.


VICTOR GALICIA


HOLLY A. DOTTERER

mailto:
Proper Title, LLC
180 N. LaSalle Ste. 1920
Chicago, IL 60601

PTLW-31747

lot 2

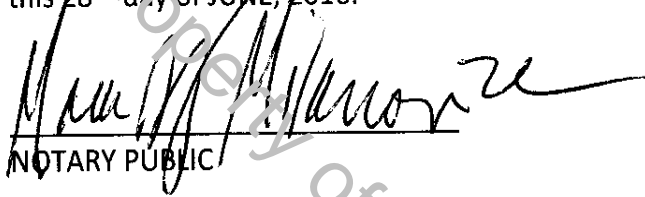
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STATE OF ILLINOIS
COUNTY OF COOK

The undersigned, a notary public in and for the above county and state, certifies that VICTOR GALICIA AND HOLLY ~~M~~ DOTTERER, known to me to be the same persons whose names are subscribed as Grantors to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as their free and voluntary act, for the uses and purposes set forth therein.

Given under my hand and official seal,

this 28TH day of JUNE, 2016.


NOTARY PUBLIC



MAIL SUBSEQUENT TAX BILLS TO:

ELEANOR AND KEVIN WHELAN
2113 N KEDZIE, UNIT B
CHICAGO, IL 60647

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LEGAL DESCRIPTION

PARCEL 1:

THE EAST 28.67 FEET OF THE WEST 72.44 FEET OF LOT 7, (EXCEPT THE NORTH 12.53 FEET THEREOF) IN COMMISSIONER'S PARTITION OF THE WEST 10 ACRES OF THE SOUTH 91-7/100 ACRES OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR DRIVEWAY INGRESS AND EGRESS CREATED BY DECLARATION OF PARTY WALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 25, 1998 AS DOCUMENT 08068643 OVER THE FOLLOWING DESCRIBED LAND: THE EAST 62.77 FEET OF LOT 7 (EXCEPT THE NORTH 12.53 FEET THEREOF) IN COMMISSIONER'S PARTITION OF THE WEST 10 ACRES OF THE SOUTH 91-7/100 ACRES OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 2113 N KEDZIE BLVD UNIT B, Chicago, Illinois 60647

Parcel ID(s): 13-36-113-078-0000

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06-Jul-2016

REAL ESTATE TRANSFER TAX

COUNTY:	169.50
ILLINOIS:	339.00
TOTAL:	508.50



Property of Cook County Clerk's Office

13-36-113-078-0000

20160601623674

1-975-274-816

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REAL ESTATE TRANSFER TAX 06-Jul-2016



CHICAGO:

2,542.50

CTA:

1,017.00

TOTAL:

3,559.50

13-36-113-078-0000 | 20160601623674 | 0-011-226-432

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

Property of Cook County Clerk's Office