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WARRANTY DEED

Joint Tenancy

Doc#: 1624216062 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/29/2016 04:46 PM Pg: 1 of 4

THE GRANTORS,

THE GRANTORS,

KEVIN O'BRIEN and **AMANDA O'BRIEN**, husband and wife of the City of Chicago, State of Illinois for and in consideration of **TEN DOLLARS (\$10.00)** and other good and valuable Considerations in hand paid

CONVEYS and WARRANTS to:

GLENYS N. JENNINGS AND ASHLEY R. JENNINGS, mother and daughter
4737 N. CLARK ST., UNITS 3N AND G5 CHICAGO, IL 60640

not as Tenants in Common, not as Tenants by the Entirety, but as **JOINT TENANTS**, the following described Real Estate situated in the County of **COOK**, in the State of **ILLINOIS**, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO.

Property Index Number (PIN): 14-17-101-045-1005
14-17-101-045-1010

Subject to: Covenants, conditions and restrictions of record; public and utility easements and general real estate taxes for ~~2015~~ ²⁰¹⁶ not yet due and payable at the time of Closing.

hereby releasing and waiving all rights under the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises not in tenancy in common, not in tenancy by the entirety, but in **JOINT TENANCY** forever.

Address of Real Estate: 4737 N. CLARK ST., UNITS 3N AND G5, CHICAGO, IL 60640

DATED this 14 day of July, 2016.

KEVIN O'BRIEN

AMANDA O'BRIEN

REAL ESTATE TRANSFER TAX		01-Aug-2016
	COUNTY:	220.00
	ILLINOIS:	440.00
	TOTAL:	660.00
14-17-101-045-1010 20160701632538 1-557-380-416		

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State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **KEVIN O'BRIEN** and **AMANDA O'BRIEN** is 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.

Given under my hand and official seal, this 14 day of July, 2016.

Karen A. Klingelschmitt


NOTARY PUBLIC

Commission expires _____, _____



This instrument was prepared by:

Sherwood Law Group
218 N. Jefferson Street
Suite 401
Chicago, IL 60661

REAL ESTATE TRANSFER TAX		15-Jul-2016
	CHICAGO:	3,300.00
	CTA:	1,320.00
	TOTAL:	4,620.00 *

14-17-101-045-1010 | 20160701632538 | 1-653-398-848
* Total does not include any applicable penalty or interest due.

Mail to:

JOHN ZACHARA
ATTORNEY AT LAW
53 W JACKSON #640
CHICAGO IL 60604

Liberty Title & Escrow Co.
275 West Natick Road
Suite 1000
Warwick, RI 02886

Send subsequent tax bills to:

A Jennings
4737 N Clark #3N
CHICAGO IL 60640

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EXHIBIT "A"

Units 3N and G5 in 4737 Chase Park Commons Condominiums, as Delineated on a Survey for the following Described Real Estate:

That Part Lot 350 in Sheridan Drive Subdivision, being a Subdivision of the North 3/4 of the East 1/2 of the Northwest 1/4 of Section 17, Township 40 North, Range 14. East of the Third Principal Meridian. Together with that Part of the West 1/2 of the Northwest 1/4, Which Lies North of the South 800 Feet thereof, and East of Greenbay Road, Except that Part of Lot 350 below Elevation 36.18 in City of Chicago Vertical Datum, Described as follows:

Commencing at the Northwest Corner of Lot 350, Thence North 86 Degrees 56 Minutes 59 Seconds East (Bearings are Assumed for the Legal Purposes Only), Along Northerly Line of Said Lot 350, 8.59 Feet; Thence South 3 Degrees 3 Minutes 1 Second East, 0.83 Feet to the Point of Beginning; Thence North 87 Degrees 4 Minutes 30 Seconds East, 24 Feet; Thence South 3 Degrees 5 Minutes 41 Seconds East, 3.10 Feet; Thence North 87 Degrees 4 Minutes 30 Seconds East, 28.5 Feet; Thence South 3 Degrees 13 Minutes 25 Seconds East, 6.50 Feet; Thence North 87 Degrees 4 Minutes 30 Seconds East, 1.01 Feet; Thence South 3 Degrees 13 Minutes 25 Seconds East, 9.66 Feet; Thence South 87 Degrees 4 Minutes 30 Seconds West, 569 Feet; Thence North 3 Degrees 5 Minutes 41 Seconds West, 0.15 Feet; Thence South 87 Degrees 4 Minutes 30 Seconds West, 1.55 Feet; Thence South 3 Degrees 5 Minutes 41 Seconds East, 0.15 Feet; Thence South 87 Degrees 4 Minutes 30 Seconds West, 46.31 Feet; Thence North 3 Degrees 5 Minutes 41 Seconds West, 19.26 Feet to the Point of Beginning.

And Except that Part of Lot 350 Below Elevation 36.18 in City of Chicago Vertical Datum, Described as follows: Commencing at the Southwest Corner of said Lot 350; Thence North 86 Degrees 56 Minutes 59 Seconds East Along Southern Line of said Lot 350, 8.45 Feet; Thence North 3 Degrees 5 Minutes 41 Seconds West, 0.83 Feet to the Point of Beginning; Thence North 3 Degrees 5 Minutes 41 Seconds West, 19.14 Feet; Thence North 87 Degrees 4 Minutes 30 Seconds East, 39.98 Feet; Thence South 3 Degrees 13 Minutes 25 Seconds East, 5.80 Feet; Thence North 86 Degrees 50 Minutes 6 Seconds East, 7.51 Feet; Thence North 3 Degrees 13 Minutes 25 Seconds West, 1.09 Feet; Thence North 86 Degrees 50 Minutes 6 Seconds East, 575 Feet; Thence South 3 Degrees 13 Minutes 25 Seconds East, 11.76 Feet; Thence South 87 Degrees 40 Minutes 28 Seconds West, 28.41 Feet; Thence South 2 Degrees 40 Minutes 32 Seconds East, 3.02 Feet; Thence South 87 Degrees 4 Minutes 30 Seconds West, 24.85 Feet to the Point of Beginning, in Cook County, Illinois, Which Survey is Attached as Exhibit 'D' to the Declaration of Condominium Recorded November 7, 2007 as Document 0731115098, as Amended From Time to Time,

Together with its Undivided Percentage interest in the Common Elements, in Cook County, Illinois.

SUBJECT TO ANY AND ALL RESTRICTIONS, EXCEPTIONS, RESERVATIONS, STIPULATIONS, CONDITIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD.

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Being the same property as conveyed to Amanda O'Brien and Kevin O'Brien, wife and husband as tenants by the entirety from John D Philipot, married to Sarah R. Philipot dated June 30, 2015 and recorded October 15, 2015, in Book N/A at Page N/A, in Instrument # 1528801059, Cook County records.

For informational purposes only:

4737 North Clark Street, Unit 3-N and G-5, Chicago, IL 60640

Tax Parcel # 14-17-101-045-1005 and 14-17-101-045-1010

Property of Cook County Clerk's Office