## 71582 UNOFFICIAL COPY

**WARRANTY DEED (Illinois)** 

THIS DEED is made as of the  $\frac{9^{+\mu}}{40000}$  day of  $\frac{40000}{40000}$ , 2016, by and between

KAREN S. WORKMAN, a single person

("Grantor," whether one or more),

and

BRENDA HERRERA & ERIK PASILLAS
As Joint Tenants with Rights of Survivorship

("Grantee," whether one or more).



Doc# 1626734059 Fee \$44.00 RHSP Fee:\$9.00RPRF Fee \$1.00 Karen A.Yarbrough Cook County Recorder of Deeds Date: 09/23/2016 02:04 PM Pg: 1 of 4

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt where of 13 hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their neirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illino's known and described as follows, to wit:

UNIT 402, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE 7401 SHERIDAN CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 19918168, AS AMENDED FROM TIME TO-TIME, IN SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.:

11-29-312-015-1008, VOLUME 505

COMMONLY KNOWN AS: 7401 N SHERIDAN RD., UNIT 402, CHICAGO, IL 60626

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such

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exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2014 and subsequent years.

| IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its   |  |  |
|--|--|--|
| name to be signed to these presents, this day of   | 1/2 CVS T , 2016.  |  |
| name to be signed to these presents, and   |  |  |
|  |  |  |
|  |  |  |
| Haren S  | . Worlenan   |  |
| KAREN S. WORKN   | MAN  |  |
|  |  |  |
| Prepared by: Rosenthal Law Group, 12C, 3700 W Devon Ave, Lincolnwood, IL 60712   |  |  |
| MAIL TO:   | SEND SUBSEQUENT TAX BILLS TO: BRENDA HERRERA   |  |
|  | PRIZ DACITIAC  |  |
| ERIK PASILIAS - BRENDA HERLIEVA<br>7401 N. SHERIDAN # 402<br>CHICAGO, IL 60626   | 7401 N SHEVLDAN #402<br>CHICAGO, IL GOGZG  |  |
| OR REC   | ORDER'S OFFICE BOX NO  |  |
|  | 9  |  |
| STATE OF HELINOIS }  | C/   |  |
| COUNTY OF COOK } SS  |  |  |
| I, the undersigned, a Notary Public in and for said County and Statknown to me to be the same person(s) whose name(s) is/are subscienced that they signed, sealed and delivered said | te, do hereby certify that I. REN S. WORKMAN is/are personally cribed to the foregoing instrument, appeared before me this day in d instrument as their free and voluntary act for the uses and purposes |  |
| therein set forth.   |  |  |
| Given under my hand and official seal, this day of   | , 2016.  |  |
| Notary Public 4  |  |  |
| My Commission Expires: A. 28.2022  | Andrew Jared Watson Notary Public - State of Indiana SEAL Johnson County, Commission # 657468 My Commission Expires Aug. 28, 2022  |  |
|  | ***************************************  |  |
|  |  |  |

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|                 |          | 19-Sep-2016 |
|-----------------|----------|-------------|
| REAL ESTATE TRA | CHICAGO: | 1,237.50    |
|                 | CTA:     | 495.00      |
|                 | TOTAL:   | 1,732.50 *  |
|                 |          | 1           |

11-29-312-015-1008 20160901659238 1-012-827-968

<sup>\*</sup> Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

19-Sep-2016





**COUNTY:** 82.50 **ILLINOIS:** 165.00

**TOTAL:** 247.50

11-29-312-015-1008

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0-829-785-920