

UNOFFICIAL COPY

This Instrument Prepared By:

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Attorney at Law
3653 W. Irving Park Rd.
Chicago, IL 60618



Doc# 1627155381 Fee \$46.00

RHSP FEE:\$9.00RPRF FEE \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/27/2016 04:02 PM PG: 1 OF 5

(The Above Space for Recorder's Use Only)

mail to
Proper Title, LLC
180 N. LaSalle Ste. 1920
Chicago, IL 60601

PTTL-3726

WARRANTY DEED

CLARENCE E. FOX AND VIRGINIA A. FOX, husband and wife, residing at 431 WEST OAKDALE AVENUE, UNIT 14A, CHICAGO, IL 60657 (hereinafter called "Grantors"), in consideration of the sum of TEN AND NO/DOLLARS (\$10.00) and other good and valuable consideration in hand paid by GEOFFREY DIAMOND AND ALICIA DIAMOND, hereinafter called "Grantees", as joint tenants, the receipt and sufficiency of which is hereby acknowledged and confessed, by these presents does hereby convey and warrant unto Grantees, all of Grantors' right, title and interest in and to the real property located in the City of Chicago, County of Cook and State of Illinois which is more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

*** AS HUSBAND AND WIFE*

** BUT AS TENANCY BY THE ENTIRETY*

TO HAVE AND TO HOLD said premises forever. Subject to general real estate taxes for year 2016 and subsequent years and such covenants, conditions, easements and restrictions of record as of the date hereof.

Address of Property: 431 WEST OAKDALE AVENUE, UNIT 14A, CHICAGO, IL 60657

Permanent Index Number: 14-28-118-045-1052

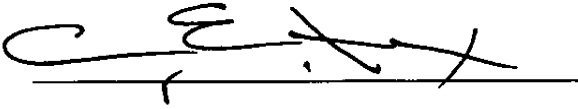
TO HAVE AND TO HOLD the premises unto Grantees, their successors and assigns FOREVER, and Grantors do hereby covenant that they are lawfully seized and possessed of said Property in fee simple, have a good right to convey.

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GRANTORS:

CLARENCE E. FOX

VIRGINIA A. FOX



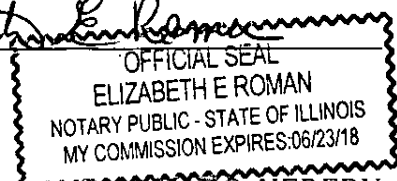
Date of Execution: 9/8, 2016

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in the State and County aforesaid, DO HEREBY CERTIFY that **CLARENCE E. FOX** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of September, 2016.

My Commission Expires: 6/23/18
Notary Public Elizabeth E Roman



I, the undersigned, a Notary Public in the State and County aforesaid, DO HEREBY CERTIFY that **VIRGINIA A. FOX** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of September, 2016.

My Commission Expires: 6/23/18
Notary Public Elizabeth E Roman



After Recording ~~Mail To:~~

Mail Tax Bills To:

~~KELLI A. FOGARTY
1406 W CHICAGO AVE
CHICAGO, IL 60642~~

~~PLEASE SUBMIT TO:~~
**GEOFFREY DIAMOND AND ALICIA DIAMOND
431 WEST OAKDALE AVENUE, UNIT 14A
CHICAGO, IL 60657**

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Shane E. Mowery
as an Agent for Chicago Title Insurance Company
3653 W. IRVING PARK RD, CHICAGO, IL 60618

Commitment No.: PT16-32726

SCHEDULE C PROPERTY DESCRIPTION

Property commonly known as:
431 West Oakdale Avenue, Unit 14A
Chicago, IL 60657
Cook County

The land referred to in this Commitment is described as follows:

UNIT 14A, IN OAKDALE TOWERS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

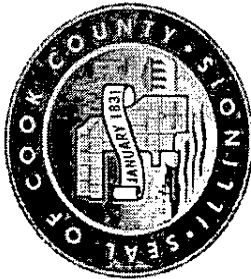
LOT 6 AND THE EAST 16 2/3 FEET OF LOT 7 IN BLOCK 2 IN GILBERT HUBBARD'S ADDITION TO CHICAGO, IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25371311, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as 431 WEST OAKDALE AVENUE UNIT 14A, Chicago, Illinois 60657
Pin 14-28-118-045-1052

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REAL ESTATE TRANSFER TAX

15-Sep-2016



COUNTY:
ILLINOIS:
TOTAL:

195.00
390.00
585.00

14-28-118-045-1052

20160901656716

0-443-251-520

Property of Cook County Clerk's Office

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

15-Sep-2016



CHICAGO:

2,925.00

CTA:

1,170.00

TOTAL:

4,095.00

14-28-118-045-1052 | 20160901656716 | 1-649-662-784

* Total does not include any applicable penalty or interest due

Property of Cook County Clerk's Office