

UNOFFICIAL COPY

WARRANTY DEED (Statutory - Illinois)

THE GRANTORS, **Brian Pflaum and Jodie Pflaum**, husband and wife formerly known as Jodie Berman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, **CONVEY and WARRANT to Brian Pflaum and Jodie Pflaum**, husband and wife, not as tenants in common, and not as joint tenants, but as tenants by the entirety, all right, title and interest in and to the following described real estate situated in the County of Cook, State of Illinois, to wit,

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

PARCEL 1:

UNIT 4830-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 4812-30 HOYNE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0617234091, AS AMENDED, IN THE SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. G-16, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO IN COOK COUNTY, ILLINOIS.


Permanent Index Number: 14-07-323-034-1007 **Address:** 4830 N. Hoyne, Unit 1 and PS 16, Chicago, IL 60625

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements, acts done or suffered through grantee; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of the recording of this document, **TO HAVE AND TO HOLD** said premises forever.

GRANTEE'S ADDRESS: 4830 N. Hoyne, Unit 1 and PS 16, Chicago, IL 60625

IN WITNESS WHEREOF, the GRANTORS aforesaid have set their hands and seals this instrument on the 21 day of September, 2016.


PFLAUM


JODIE PFLAUM BRIAN



Doc# 1627819070 Fee \$42.00

RHSP FEE: \$9.00 PRPF FEE \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/04/2016 10:40 AM PG: 1 OF 3

A00123708 1 uel

Property of Cook County Clerk's Office



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STATE OF ILLINOIS

SS. COUNTY OF COOK

Mary

Mary C. Ambrose-Gerak, a Notary Public in and for said County, in the State aforesaid, do hereby certify, that **Brian Pflaum** and **Jodie Pflaum**, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he and she signed, sealed and delivered said instruments of their own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 27 day of September, 2016.

My Commission Expires:

Mary C. Ambrose-Gerak
Notary Public

After Recording Return To **Brian Pflaum and Jodie Pflaum**

Mail Tax Bills To:

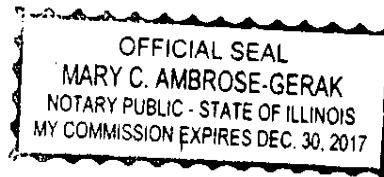
Brian Pflaum and Jodie Pflaum

4830 N. Hoyne, Unit 1
Chicago, IL 60625

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Chicago, IL 60625

This Document Prepared by:

Mary C. Ambrose-Gerak, Esq., 22380 N. Linden Dr. Lake Barrington, IL 60010



REAL ESTATE TRANSFER TAX		04-Oct-2016
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00

14-07-323-034-1007 | 20161001665504 | 0-476-026-688

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

REAL ESTATE TRANSFER TAX		04-Oct-2016
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

14-07-323-034-1007 | 20161001665504 | 0-199-464-768

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

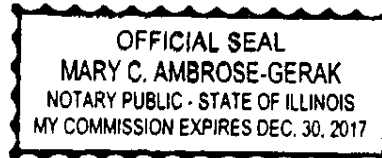
Dated September 21, 2016 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the

said agent

this 27 day of September
2016

[Signature]
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

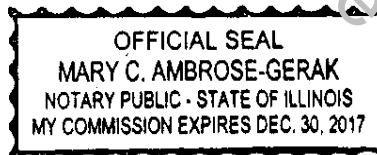
Dated September 21, 2016 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the

said agent

this 27 day of September
2016

[Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]