

UNOFFICIAL COPY



Doc# 1628510092 Fee \$42.00
RHSP Fee:\$9.00RPRF Fee \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 10/11/2016 11:42 AM Pg: 1 of 3

**Warranty Deed
TENANCY BY THE ENTIRETY
Illinois Statutory**

THE GRANTOR(S), **Kenmore Estates LLC**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

Jeffrey Larson and Sharon Larson

(GRANTEE'S ADDRESS) **2250 W. Roscoe St. #1, Chicago IL 60618** of the County of Cook, not as Joint Tenants with rights of survivorship, nor as Tenants in Common, 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
EXHIBIT
"A"*

~~UNIT NO. 1 IN THE 2250 W. ROSCOE ST. CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 22 IN BLOCK 6 IN C.T. YERKE'S SUBDIVISION OF BLOCKS 33, 34, 25, 26, 41, 42, 43, AND 44 IN SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1624645033, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.~~

PIN: 14-19-310-039

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

SUBJECT TO: easements, covenants, conditions and restrictions of record, if any, and general real estate taxes for 2016 and subsequent years.

Dated this 29 Day of September 2016

James Ronan, Member, Kenmore Estates LLC

*1601 9384 NA
1 of 2 rev* Chicago Title

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SON
INTL*

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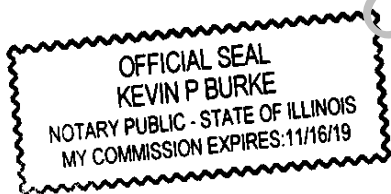
STATE OF ILLINOIS,
COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

James Ronan, Member of Kenmore Estates LLC

personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 29th day of Septem 2016



NOTARY PUBLIC

Prepared By: Kevin P. Burke
SMITH, HEMMESCH, BURKE & KACZYNSKI
10 South LaSalle Street
Suite 2660
Chicago, IL 60603-6304

Mail To: Joseph Holtzman
111 W. Washington St., #1505
Chicago IL 60602

Name & Address of Taxpayer: Jeffrey & Sharon Larson
2250 W. Roscoe St., #1
Chicago IL 60618

REAL ESTATE TRANSFER TAX		06-Oct-2016
COUNTY:	ILLINOIS:	428.50
	TOTAL:	857.00
		1,285.50
14-19-310-039-0000 20160901660066 0-378-625-376		

REAL ESTATE TRANSFER TAX		06-Oct-2016
CHICAGO:	CTA:	6,427.50
	TOTAL:	2,571.00
		8,998.50 *
14-19-310-039-0000 20160901660066 1-073-010-496		

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

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EXHIBIT 'A'

Order No.: 16019384NA

UNIT NO. 1 IN THE 2250 W. ROSCOE ST. CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 22 IN BLOCK 6 IN C.T. YERKE'S SUBDIVISION OF BLOCKS 23, 34, 25, 26, 41, 42, 43 AND 44 IN SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1624645033, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.
THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.