

1415380 1/2

# UNOFFICIAL COPY

**WARRANTY DEED  
TENANTS BY THE ENTIRETY  
Statutory (ILLINOIS)  
(Individual to Individual)**

Doc#: 1629317030 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/19/2016 09:56 AM Pg: 1 of 3

Dec ID 20161001669552  
ST/CO Stamp 1-849-675-584 ST Tax \$741.00 CO Tax \$370.50  
City Stamp 2-102-316-864 City Tax: \$7,780.50

THE Grantor, DAVID V. WOJTONIK AND AUDREY L. WOJTONIK, HUSBAND AND WIFE, OF OAK PARK, IL, for and in consideration of ten and no/100 dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to NEIL P. CHRISTIANSON AND SAMITA ~~SCHEIDT~~ CHRISTIANSON, HUSBAND AND WIFE, OF 657 W. FULTON ST., 708, CHICAGO, IL 60661, not as Joint Tenants, or as Tenants in Common, but as Tenants by the Entirety, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

See attached for legal description.

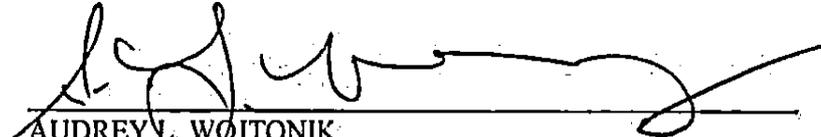
Subject To: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; ACTS DONE BY OR SUFFERED THROUGH BUYER; ALL SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS CONFIRMED AND UNCONFIRMED; CONDOMINIUM DECLARATION AND BYLAWS, IF ANY; GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.

Property Address: 309 N. UNION AVE., UNIT A, CHICAGO, IL 60661  
Permanent Index Number: 17-09-308-004-1017

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, not as Joint Tenants, or as Tenants in Common, but as TENANTS BY THE ENTIRETY, FOREVER.

Dated this 14<sup>TH</sup> day of October, 2016

  
\_\_\_\_\_  
DAVID V. WOJTONIK

  
\_\_\_\_\_  
AUDREY L. WOJTONIK

**PRAIRIE TITLE**  
6821 W. NORTH AVE.  
OAK PARK, IL 60302

# UNOFFICIAL COPY

State of ILLINOIS  
County of COOK (ss)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DAVID V. WOJTONIK AND AUDREY L. WOJTONIK, 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. \* husband and wife

Given under my hand and official seal  
this 14TH day of OCTOBER, 2016

Commission expires \_\_\_\_\_

Liz Kuhn  
Notary Public



This instrument was prepared by Pellegrini & Cristiano, 5817 West North Avenue, Oak Park, Illinois 60302.

Mail To:  
NEIL CHRISTIANSON  
309 N. Union - Apt A  
CHICAGO, IL 60661

Send Subsequent Tax Bills To:

CHRISTIANSON  
309 N. UNION AVE., A  
CHICAGO, IL 60661

OR

Recorder's Office Box No.: \_\_\_\_\_

REAL ESTATE TRANSFER TAX	18-Oct-2016
CHICAGO:	5,557.50
CTA:	2,223.00
<b>TOTAL:</b>	<b>7,780.50 *</b>

17-09-308-004-1017 | 20161001669552 | 2-102-316-864

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

REAL ESTATE TRANSFER TAX	18-Oct-2016
COUNTY:	370.50
ILLINOIS:	741.00
<b>TOTAL:</b>	<b>1,111.50</b>

17-09-308-004-1017 | 20161001669552 | 1-849-675-584

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## LEGAL DESCRIPTION

**UNIT 17 AND PARKING SPACE P-17, A LIMITED COMMON ELEMENT, IN FULTON COURT CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**THAT PART OF LOTS 12 TO 22, LYING ABOVE A HORIZONTAL PLANE OF 22.23 FEET ABOVE CHICAGO CITY DATUM IN BLOCK 62 IN CANAL TRUSTEES SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIANN, TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES, 59 MINUTES, 58 SECONDS WEST ALONG THE NORTH LINE OF SAID TRACT 43.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST 87.44 FEET TO THE NORTH LINE OF THE SOUTH 82.50 FEET OF SAID TRACT; THENCE NORTH 90 DEGREES WEST ALONG THE NORTH LINE OF THE SOUTH 82.50 FEET AFORESAID 208.54 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST 87.47 FEET TO THE NORTH LINE OF SAID TRACT; THENCE SOUTH 89 DEGREES, 59 MINUTES, 58 SECONDS EAST ALONG SAID NORTH LINE 208.54 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. (HEREINAFTER REFERRED TO AS "PARCEL")**

**WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE ADD-ON DECLARATION OF CONDOMINIUM MADE BY GARAGE, LLC AND RECORDED APRIL 3, 2000 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 00230045, SECOND AMENDMENT RECORDED MAY 26, 2000 AS DOCUMENT NUMBER 00383375, THIRD AMENDMENT RECORDED JUNE 13, 2000 AS DOCUMENT NUMBER 0430382 (ORIGINAL DECLARATION RECORDED FEBRUARY 22, 2000 AS DOCUMENT NUMBER 00128664) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS AMENDED FROM TIME TO TIME (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).**

**COMMONLY KNOWN AS: 309 N. Union Avenue, Unit A , Chicago, IL 60661**

**PERMANENT INDEX NUMBER: 17-09-308-004-1017**