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16350010600

Doc# 1635001060 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/15/2016 01:12 PM PG: 1 OF 4

33714 1/2
**WARRANTY DEED
ILLINOIS STATUTORY**

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

PTL - 33714

1 of 2

(The Above Space for Recorder's Use Only)

THE GRANTOR Kate A. Oczkowski n/k/a Kate Birdwell, married to Jack Birdwell, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to

Robert Frenzer, Cynthia Frenzer and Victor a Frenzer, as Joint Tenants, *with right of survivorship*

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

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-12-216-039-1006

Property Address: 5402 N Campbell Ave. Unit 3A, Chicago, IL 60625

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements, general taxes for the year 2016 and subsequent years.

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

Dated this 17 day of November, 2016.

Kate Birdwell
Kate A. Oczkowski n/k/a Kate Birdwell

Jack Birdwell
Jack Birdwell, for purposes of waiving
homestead rights only

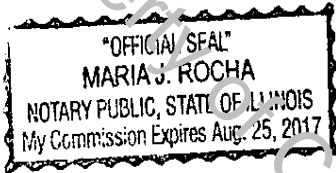
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P 4
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STATE OF IL)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kate A. Oczkowski n/k/a Kate Birdwell and Jack Birdwell, 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 in the instrument as a 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 notarial seal, this 17th day of NOVEMBER, 2016.



Maria J. Rocha
Notary Public

~~MAIL TO:~~



SEND SUBSEQUENT TAX BILLS TO:

Robert Frenzer
5472 N Campbell Ave. Unit 3A
Chicago, IL 60625

THIS INSTRUMENT PREPARED BY
Fogarty & Fugate LLC
1406 W. Chicago Ave.
Chicago, IL 60642

REAL ESTATE TRANSFER TAX	30-Nov-2016
CHICAGO:	1,515.00
CTA:	606.00
TOTAL:	2,121.00



13-12-216-039-1006 | 20161101685506 | 0-005-411-008

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

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 3A, IN LINCOLN RIDGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 24 AND 25 IN BLOCK 3 IN FRED W. BRUMMEL AND COMPANY'S LINCOLN BRYN MAWR WESTERN SUBDIVISION, BEING A SUBDIVISION OF NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE STREETS AND ALLEYS HERETOFORE DEDICATED), RECORDED APRIL 12, 1923 AS DOCUMENT 7879542, WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99013728 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-5 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 99013728.

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REAL ESTATE TRANSFER TAX

28-Nov-2016



COUNTY:
ILLINOIS:
TOTAL:

101.00
202.00
303.00

13-12-216-039-1006

20161101685506

1-906-356-416

Property of Cook County Clerk's Office