

Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
JOINT TENANTS



Boc# 1700504104 Fee \$42.00

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

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/05/2017 12:31 PM PG: 1 OF 3

THE GRANTOR(S), PATCICK McDOWELL and MOLLY NORRIS a/k/a MOLLY H. McDOWELL, husband and wife, of the CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS for and in consideration of TEN & 00/100 DOLLARS, and other good end valuable consideration in hand paid, CONVEY(S) and Warrant(s) to MICHAEL HUBBARD and SCOTT FRAUENHEI'M, not as tenants in common, but as joint tenants, (GRANTEE'S ADDRESS) 742 NORTH WESTERN AVENUE, UNIT 3S, CHICAGO, ILLINOIS 60612 of the COUNTY OF COOK, all interest in the following described Real Estate situated in the County of COOK in the STATE OF ILLINOIS, to wit:

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See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)2016

hereby releasing and waiving all rights under and by virtue of the Homester d Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as tenants in common, but as joint tenants forever.

Permanent Real Estate Index Number(s): 16-01-427-046-1004

Address(es) of Real Estate: 2636 WEST CHICAGO AVENUE, UNIT 4, CHICAGO, ILL INOIS 60622

Dated this 19TH DAY OF DECEMBER, 2016

PATRICK MCDOWELL
MOLLY H. NUM
MOLLY MOLLY

MOLLY NORRIS a/k/a
MOLLY H. McDOWELL

(d	1.3	COUNTY:	224.50
		ILLINOIS:	449 00 673.50

REAL ESTATE TRANSFER TAX		23-Dec-2016
A CA	CHICAGO:	3.367.50
	CTA:	1,347.00
	TOTAL:	4,714.50
16-01-427-046-100	24 20161201691567	10-205-093-056
Total does not include	de any applicable penal	ty or interest due.

SP NY SC Y



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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT PATRICK McDOWELL and MOLLY NORRIS a/k/a MOLLY H. McDOWELL, husband and wife, 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.

Given under my hand and official seal, this 19TH DAY OF DECEMBER, 2016.

OFFICIAL SEAL COLFTTE S WHALEN NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:04/09/18

(Notary Public)

Prepared By:

Michael J. Goldrick, Esquire

GOLDRICK & GOLDRICK, LTD. 10827 South Western Avenue Chicago, Illinois 60643

Mail To:

DONALD H. KIOLBASSA, ESQUIRE 70 WEST MADISON STREET, SUITE 1400 CHICAGO, ILLINOIS 60602

Name & Address of Taxpayer: MICHAEL HUBBARD and SCOTT FRAUENHEIM 2636 WEST CHICAGO AVENUE, UNIT 4 CHICAGO, ILLINOIS 60622

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Legal Description

PARCEL 1:

UNIT 4 IN THE 2636 WEST CHICAGO AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 34 IN BLOCK 2 OF JAMES H. HILL'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 4, 2008 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0803515076, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT (**) THE USE OF PARKING SPACE P-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE PLAT OF SURVEY

PARCEL 3:

THE RIGHT TO USE THE "ROOF TOP LOE FOR UNIT 4" AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 4, AS ARE SET FORTH IN THE DECLARATION AND AS AMENDED FROM TIME TO TIME