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WARRANTY DEED



Doc# 1702704013 Fee \$60.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/27/2017 09:45 AM PG: 1 OF 2

THE GRANTORS, JOHN E. KARZEN and KIMBERLY A. GERKEN, his wife, 1222 N. Wolcott Unit 4N, Chicago, IL 60622 for and in consideration of TEN DOLLARS and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to ANDREW J. MALLERIS and ASHLEY E. MALLERIS, Husband and Wife, 20 N. Aberdeen St. Apt. 204, Chicago, IL 60607 not in joint tenancy or tenants in common but as Tenants by the Entirety, with rights of survivorship, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Legal Description

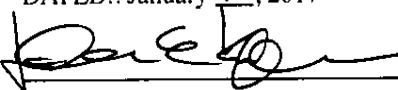
and releasing any rights of homestead, if any.

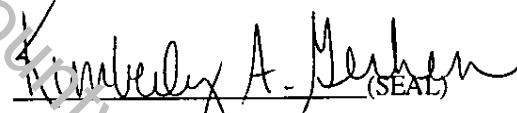
Subject only to: general real estate taxes not due and payable at the time of closing; covenants, conditions, restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

Permanent Real Estate Index Numbers: 17-06-226-042-1007

Address: 659 Aberdeen Road, Inverness, IL 60067
1222 N. WOLCOTT AVE., CHICAGO, IL 60622

DATED: January 12, 2017

 (SEAL)
JOHN E. KARZEN

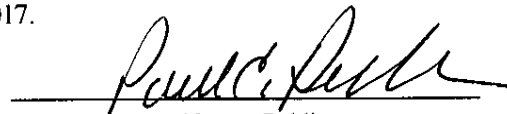
 (SEAL)
KIMBERLY A. GERKEN

State of Illinois, County of Cook) SS

I, the undersigned, a Notary Public in and for the County, in the State aforesaid, DO HEREBY CERTIFY that JOHN E. KARZEN and KIMBERLY A. GERKEN, his wife, personally known to me to be the 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 January 12, 2017.

Commission expires
PAUL C. PINDERSKI
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/06/18


Notary Public

This instrument was prepared by Pinderski & Pinderski, Ltd., 115 West Colfax, Palatine, IL 60067

Mail To:

JOSEPH FRANK MILITO
732 W. FULLERTON AVE
CHICAGO, IL 60614

Send Tax Bills to:

ANDREW J. MALLERIS
1222 N. WOLCOTT AVE.
CHICAGO, IL 60622

BOX 15

FIDELITY NATIONAL TITLE SC16041029
1 of 2

SS
INT

20-Jan-2017	225.00	450.00	675.00
REAL ESTATE TRANSFER TAX	COUNTY:	ILLINOIS:	TOTAL:
17-06-226-042-1007	20170101602079	1-486-187-712	

20-Jan-2017	3,375.00	1,350.00	4,725.00 *
REAL ESTATE TRANSFER TAX	CHICAGO:	CTA:	TOTAL:
17-06-226-042-1007	20170101602079	0-125-246-656	

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

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EXHIBIT "A" Legal Description

PARCEL 1:
UNIT NUMBER 4N IN THE 1222 NORTH WOLCOTT CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98305166, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 5, A LIMITED COMMON ELEMENT FOR UNIT 414 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 98305166, IN COOK COUNTY, ILLINOIS.

Proprietary
Cook County Clerk's Office