

WARRANTY DEED
JOINT TENANCY

UNOFFICIAL COPY



Doc# 1708618108 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/27/2017 03:15 PM PG: 1 OF 2

Old Republic National Title
9601 Southwest Highway
Oak Lawn, IL 60453

1779703 1/2

THE GRANTOR(S), Matthew E. Nirider and Laura Nirider, husband and wife, as tenants by the entirety, of the City of Evanston, County of Cook, State of Illinois, for and in consideration of ten and no/100----- and other good and valuable considerations in hand paid, convey(s) and warrant(s) to Randy C. Lee, a single man and Philip C. Lee and Megan E. Lee, husband and wife, of 2754 N. Hampden Ct. #508, Chicago, IL, 60614 as Joint Tenants, not as Tenants in Common and not as Tenants by the Entirety, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

THE SOUTH 10 FEET OF LOT 44 AND THE NORTH 20 FEET OF LOT 43 IN ROODS SUBDIVISION OF PART OF MARBACH'S SUBDIVISION IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions, and 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; and general real estate taxes not due and payable at the time of Closing,

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-07-315-004-0000
Address of Real Estate: 4949 N. Hamilton Avenue, Chicago, IL 60625

Dated this 14 day of March, 2017.

Matthew E. Nirider
MATTHEW E. NIRIDER

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P 2
S N
SC Y
INT B

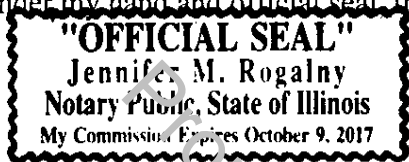
Laura Nirider
LAURA NIRIDER

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Matthew E. Nirider, personally known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/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 14th day of March, 2017.

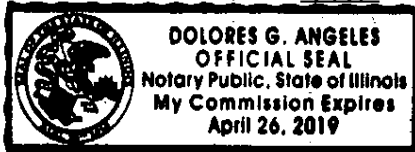


Jennifer M. Rogalny
Notary Public

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Laura Nirider, personally known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/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 14th day of March, 2017.



Dolores G. Angeles
Notary Public

Prepared By:
Nancy J. Nicol
The Sullivan Firm, Ltd.
2550 W. Golf Rd., #101
Rolling Meadows, IL 60008

Mail To:

John Mantas
Attorney at Law
1300 W. Higgins Rd. Suite 209
Park Ridge, IL 60068

Name and Address of Taxpayer/Address of Property:

Randy C. Lee and Philip C. Lee and Megan E. Lee
4949 N. Hamilton Avenue
Chicago, IL 60625

REAL ESTATE TRANSFER TAX		27-Mar-2017
	COUNTY:	290.00
	ILLINOIS:	580.00
	TOTAL:	870.00

14-07-315-004-0000 | 20170301622877 | 1-240-188-608

REAL ESTATE TRANSFER TAX		23-Mar-2017
	CHICAGO:	4,350.00
	CTA:	1,740.00
	TOTAL:	6,090.00

14-07-315-004-0000 | 20170301622877 | 1-162-364-608

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