

UNOFFICIAL COPY

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

MAIL TO:

Storino, Ramello & Durkin
Brian Kusper
9501 Devon Avenue, Suite 800
Rosemont, IL 60018

MAIL TAX BILLS TO:

Matthew Stiak and Rocio Armandariz
4958 No. Western Ave. Unit 1
Chicago, IL 60642



Doc# 1709346109 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/03/2017 03:48 PM PG: 1 OF 3

USI

19604322

THE GRANTOR(S): McInerney Builders, Inc., 9435 South 83rd Court, Hickory Hills, IL 60457, a Corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, and pursuant to authority given by the Board of Directors of said corporation, for and in consideration of (\$10.00) TEN DOLLARS, in hand paid, **CONVEYS** and **WARRANTS** to

Matthew Stiak and Rocio Armandariz of 1540 W Chestnut #2, Chicago, IL 60642

as husband and wife, not as Joint Tenants with rights of survivorship, nor 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 LEGAL DESCRIPTION

SUBJECT TO: covenants, conditions, and restrictions of record and to General Taxes for 2016 and subsequent years.

Permanent Index Number (PIN): 13-12-411-052-0000 (PIQ & OP)

Address(es) of Real Estate: 4958 North Western Avenue ^{APT} Unit 1, G-1, P-1, Chicago, IL 60625

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its President & Secretary
this date: March 20, 2017

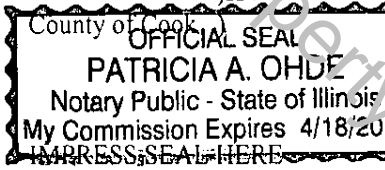
McInerney Builders, Inc.

By: Michael J. McInerney
Michael J. McInerney, President

Attest: Noreen Linda McInerney
Noreen Linda McInerney, Secretary


State of Illinois)
)ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid,
DO HEREBY CERTIFY that Michael J. McInerney, as President and Noreen
Linda McInerney, as Secretary of McInerney Builders, Inc., personally known to
me to be the same person(s) whose name(s) is/are subscribed to the foregoing
instrument, appeared before me this day in person, and acknowledged that (s)he
signed, sealed and delivered the said instrument as his/her 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 date: March 20, 2017
Commission expires 4/18 2019 Patricia A. Ohde
(Notary Public)

This instrument was prepared by Griffin & Gallagher, LLC, 10001 S. Roberts Road, Palos Hills, IL 60465

REAL ESTATE TRANSFER TAX		30-Mar-2017
	CHICAGO:	4,950.00
	CTA:	1,980.00
	TOTAL:	6,930.00 *

13-12-411-052-0000 | 20170301619317 | 1-366-293-696

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

REAL ESTATE TRANSFER TAX		30-Mar-2017
	COUNTY:	330.00
	ILLINOIS:	660.00
	TOTAL:	990.00

13-12-411-052-0000 | 20170301619317 | 0-827-631-296

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 1 IN THE 4958 NORTH WESTERN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 13 (EXCEPT THAT PART TAKEN FOR WIDENING WESTERN AVENUE) IN PETER BARTZEN'S SUBDIVISION OF LOT 22 IN BOWMANVILLE, A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 26, 2016 AS DOCUMENT NUMBER 1614744028 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 TO THE USE OF GARAGE SPACE G-1 AND PARKING SPACE P-1 LIMITED COMMON ELEMENTS AS DEFINED AND SET FORTH IN SAID DECLARATION RECORDED MAY 26, 2016 AS DOCUMENT NUMBER 1614744028.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBE REAL ESTATE, RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

Permanent Index Number (PIN) 13-12-411-052-0000 (PIQ & OP)

Address of Real Estate: 4958 North Western Avenue, ^{APT} Unit 1, G-1, P-1, Chicago, IL 60625