



WARRANTY DEED

Doc# 1710312017 Fee \$40.00

Prepared by:
Nathan T. Ewing, Attorney
Colosimo Ewing & Smith, LLC
11000 US Hwy. 34, Suite 6
Plano, IL 60545

RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 04/13/2017 09:29 AM PG: 1 OF 2

Grantors:
Ryan J. Phillips
Tammy Phillips
5440 Woodland Ave.
Western Springs, IL 60558

Grantee:
Kristin M. Lindwall

THE GRANTORS, Ryan J. Phillips and Tammy Phillips, as husband and wife, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS, and other valuable consideration in hand paid, conveys and warrants to GRANTEE, Kristin M. Lindwall, an unmarried woman, whose address is, the following described real estate, situated in City of Chicago, Cook County, Illinois, to wit:

PARCEL 1: UNIT NUMBER 4108-2 IN THE 4100 N. WOLCOTT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 45 AND 46 IN BLOCK 7 IN CUYLER'S ADDITION TO RAVENSWOOD, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "C", TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0629318038 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT PARCEL NUMBER: 14-18-416-043-1008
COMMONLY KNOWN AS: 4108 N. Wolcott, #2, Chicago, IL 60613

SUBJECT TO general taxes for 2016 and subsequent years and covenants, conditions and restrictions of record; special assessments confirmed after this contract date, building, building line and use or occupancy restrictions, zoning laws and ordinances; and easements for public utilities, if any.

FIDELITY NATIONAL TITLE 0C17004113
1 of 2

BOX 15

SPS SCV INT

Table with REAL ESTATE TRANSFER TAX, CHICAGO, CTA, TOTAL, 10-Apr-2017

Table with REAL ESTATE TRANSFER TAX, COUNTY, ILLINOIS, TOTAL, 10-Apr-2017

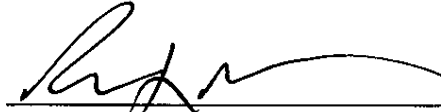
14-18-416-043-1008 | 20170401634920 | 0-003-577-536

14-18-416-043-1008 | 20170401634920 | 0-953-972-416

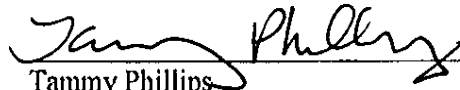
* Total does not include any applicable penalty or interest due.

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IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this ____ day of April 2017.



Ryan J. Phillips (Seal)



Tammy Phillips (Seal)

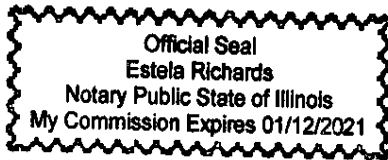
STATE OF ILLINOIS)
) SS:
COUNTY OF _____)

I, the undersigned, a notary public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Ryan J. Phillips and Tammy Phillips are personally known to me to be the same person(s) whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act, for uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal
this 05 day of April 2017.



Notary Public



Mail to and send subsequent tax bills to:

Kristin M. Lindwall
4108 N. Wolcott, #2
Chicago, IL 60613

Property of Cook County Clerk's Office