

UNOFFICIAL COPY

Doc#: 1712249279 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/02/2017 01:53 PM Pg: 1 of 4

Dec ID 20170401644019
ST/CO Stamp 0-239-468-992 ST Tax \$253.00 CO Tax \$126.50
City Stamp 0-078-935-744 City Tax: \$2,656.50

Mail to:

Ian Erdos
4720 N. Leamington
Chicago, Illinois 60630

**WARRANTY DEED
ILLINOIS STATUTORY
Tenants by the Entirety**

FD-17-0535
1 of 2

THE GRANTOR(S) **JAMES VERNICH** *AKA James Leroy Vernich, married to Jennifer Vernich, of 1000 W. Leland Avenue, #6D, Chicago, Illinois 60640, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **DANIEL HILL and KATHRYN HILL**, husband and wife, of 4237 N. Hermitage Avenue, #2A, Chicago, Illinois 60613, not as joint tenants or tenants in common, but as TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Parcel 1:

Unit 6D and P-34 in the Parvenu Condominium as delineated on a Survey of the following described parcel:

Lots 11 and 12 in William Deering Surrenden Subdivision in Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached to the Declaration of Condominium recorded as Document 0414241055, together with an undivided percentage interest in the common elements.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium 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 PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTOR NOR HIS SPOUSE.

SUBJECT TO: 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

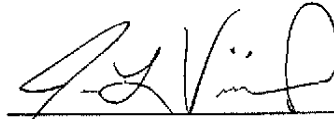
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises as husband and wife, as tenants by the entirety forever.

UNOFFICIAL COPY

Permanent Real Estate Index Number(s): 14-17-203-024-1020 and 14-17-203-024-1189
Address(es) of Real Estate: 1000 W. Leland Avenue, #6D, Chicago, Illinois 60640

Dated this 24 day of April, 2017.



James Virnich AKA James Leroy Virnich

CALIFORNIA
STATE OF ILLINOIS, COUNTY OF COOK SAN MATEO SS.


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ~~James Virnich~~ ^{James Leroy Virnich} personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 24 day of April, 2017.

SEE ATTACHED CERTIFICATION (Notary Public)



Prepared by:

Ralph, Schwab, Gartner & Schiever
505 Orchard Street, #200
Antioch, Illinois 60002

REAL ESTATE TRANSFER TAX		02-May-2017
	CHICAGO:	1,897.50
	CTA:	759.00
	TOTAL:	2,656.50 *
14-17-203-024-1020 20170401644019 0-173-335-744		
* Total does not include any applicable penalty or interest due.		

Name and Address of Taxpayer:

Daniel and Kathryn Hill
1000 W. Leland Avenue
#6D, Chicago, Illinois 60640

REAL ESTATE TRANSFER TAX		02-May-2017
	COUNTY:	126.50
	ILLINOIS:	253.00
	TOTAL:	379.50
14-17-203-024-1020 20170401644019 0-239-468-992		

UNOFFICIAL COPY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

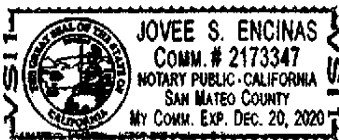
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of SAN MATEO)
 On 04/24/2017 before me, JOVEE S ENCINAS, NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer
 personally appeared JAMES LEROY VIRNICH
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED Document Date: 04/24/2017
 Number of Pages: 2 Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: JAMES LEROY VIRNICH
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
 Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
 Signer Is Representing: _____

UNOFFICIAL COPY

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of SAN MATEO

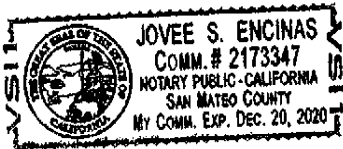
Subscribed and sworn to (or affirmed) before me
 on this 24 day of APRIL, 2017,
 by _____
 Date Month Year

(1) JAMES LEROY VIRNICH

(and (2) _____),
 Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence
 to be the person(s) who appeared before me.

Signature *[Handwritten Signature]*
 Signature of Notary Public



Seal
 Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: STATEMENT BY GRANFON Document Date: 04/24/2017

Number of Pages: 1 Signer(s) Other Than Named Above: N/A