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Doc# 1712512014 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/05/2017 09:52 AM PG: 1 OF 2

PREPARED BY:

Law Office of Robert D. Connealy
2722 N. Sacramento Ave.
Chicago, IL 60647

MAIL TAX BILL TO:

Jessica L. General
2510 W. Irving Park Rd., #202
Chicago, IL 60618

MAIL RECORDED DEED TO:

Jessica L. General and John J. Nagle
2510 W. Irving Park Rd., #202
Chicago, IL 60618

JOINT TENANCY WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), John Priester and Christine Priester, a husband and wife of 2510 W. Irving Park Rd, City of Chicago, State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Jessica L. General, an unmarried woman, and John * ; an unmarried man, both of 1708 W. Cornelia, #3, City of Chicago, State of Illinois not as Tenants in Common but as Joint Tenants, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

*Joseph Nagle II

Parcel 1: Unit 202 in North Branch Condominiums, as delineated on a survey of the following described real estate:

Lots 18 through 27 inclusive in Block 6 in Paul O. Stensland's Second Subdivision in the South Half of the Southeast Quarter of Section 13, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; which Survey is attached as Exhibit "B" to the Declaration of Condominium recorded June 13, 2005 as Document 0516434122 as amended by First Special Amendment recorded January 12, 2006 as Document 0601203113, together with their undivided percentage interest in the common elements.

Parcel 1A: The non-exclusive right of ingress and egress over the common elements for the benefit of Parcel 1, as created by Section 4.04 of the Declaration of Condominium dated June 10, 2005 and recorded June 13, 2005 as Document 0516434122.

Parcel 2: Easement for parking purposes of P-31, limited common element for the benefit of Parcel 1, as delineated in the Declaration of Condominium, aforesaid.

Permanent Index Number(s): 13-13-417-048-1002

Property Address: 2510 W. Irving Park Rd., #202, Chicago, IL 60618

Subject, however, to the general taxes for the second installment of the year 2016 and thereafter, and all covenants, conditions, and restrictions of record which do not interfere with the use of the Premises as a residential condominium (and all covenants, conditions, restrictions and easements in the existing condominium declaration), public and utility easements, covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., Ste. 2400
Chicago, IL 60606-4650
Attn: Search Department

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

TO HAVE AND TO HOLD said premises not in TENANCY IN COMMON but in JOINT TENANCY forever.

Dated this 17 day of April, 2017

John Priester
John Priester

Christine Priester
Christine Priester

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that John Priester and Christine Priester, 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 he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 17 day of April, 2017

Avni Bucolli

Notary Public

My commission expires July 13, 2020



REAL ESTATE TRANSFER TAX		03-May-2017
	COUNTY:	160.00
	ILLINOIS:	320.00
	TOTAL:	480.00

13-13-417-048-1002 | 20170401640933 | 0-208-773-568

REAL ESTATE TRANSFER TAX		03-May-2017
	CHICAGO:	2,400.00
	CTA:	960.00
	TOTAL:	3,360.00 *

13-13-417-048-1002 | 20170401640933 | 1-846-607-552

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