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WARRANTY DEED ILLINOIS STATUTORY



1713734088D

Doc# 1713734088 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/17/2017 02:19 PM PG: 1 OF 3

THE GRANTORS, Colin Coad and Stephanie Coad, husband and wife, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEEES

Hal Dworkin and Sarah Peaceman, *HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY,*

in fee simple, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Numbers: 14-17-404-063-1005

14-17-404-063-1032

14-17-404-063-1038

Property Address: 1025 W. Buena Ave. # 1W, Chicago, IL 60613

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements, and general taxes for the 2nd Installment of 2016 and subsequent years.

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

Dated this 3RD day of MAY, 2017.

Colin Coad

17-0472 1/2

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Stephanie Coad

STATE OF IL)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Colin Coad and Stephanie Coad personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered this 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 notarial seal, this 3 day of May, 2017.



Madeleine Flood



Notary Public


MAIL RECORDED DEED TO:

Sarah Peaceman
1025 W. Buena Ave, 1W
Chicago, IL 60613

SEND SUBSEQUENT TAX BILLS TO:

Sarah Peaceman
1025 W. Buena Ave. Units 1W
Chicago, IL 60613

REAL ESTATE TRANSFER TAX		16-May-2017	
	COUNTY:		195.00
	ILLINOIS:		390.00
	TOTAL:		585.00
14-17-404-063-1005		20170501653056 1-947-234-752	

REAL ESTATE TRANSFER TAX		10-May-2017	
	CHICAGO:		2,925.00
	CTA:		1,170.00
	TOTAL:		4,095.00 *
14-17-404-063-1005		20170501653056 0-465-785-280	

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

THIS INSTRUMENT PREPARED BY: Fogarty & Fugate LLC, 1406 W. Chicago Ave., Chicago, IL 60642

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LEGAL DESCRIPTION

UNIT NUMBER 1025-1W AND GARAGE UNIT G-11 AND P-17, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE BUENA PARK CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0020694662 AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office