

# UNOFFICIAL COPY

WARRANTY DEED

STC 0114-44717

Doc#: 1713818016 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 05/18/2017 10:23 AM Pg: 1 of 2

Dec ID 20170401640418

ST/CO Stamp 1-204-831-936 ST Tax \$760.00 CO Tax \$380.00

City Stamp 1-758-462-400 City Tax: \$7,980.00

The GRANTORS, **Scott P. Seder and Ellen K. Seder**, Husband and Wife, of the City of Western Springs, County of Cook, State of Illinois, for and in consideration of ten dollars, in hand paid, and other good and valuable consideration, CONVEYS AND WARRANTS to

**Richard T. Kienzler and Chenin Kilduff Kienzler**  
1401 West Berteau Avenue, Unit A  
Chicago, Illinois 60613

Not as Tenants in Common, not as Joint Tenants, but as Tenants by the Entirety, in fee simple, the following described Real Estate in the County of Cook, State of Illinois:

**SEE LEGAL ATTACHED**

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 forever.

Index No. **14-17-302-030-0000**

PROPERTY ADDRESS: 1450 West Cullom Avenue, Chicago, IL 60613

Subject to General taxes for 2016 and subsequent years  
Covenants, conditions and restrictions of record

Dated this 3rd day of <sup>May</sup> ~~April~~, 2017.

Scott P. Seder  
Scott P. Seder

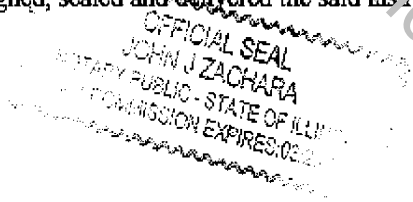
Ellen K. Seder  
Ellen K. Seder

State of Illinois }  
                              } SS  
County of Cook     }

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **Scott P. Seder and Ellen K. Seder, Husband and Wife**, 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 the said instrument as their free and voluntary act.

Given under my hand and notary seal this 3rd day of ~~April~~ <sup>May</sup>, 2017.

John J. Zachara  
Notary Public



This instrument prepared by John J. Zachara, 53 West Jackson Blvd, Suite 640, Chicago, Illinois 60604

Mail to: John Sugrue 5638 North Artesian Chicago, IL 60659	Subsequent Bills: Richard T. Kienzler and Chenin Kilduff Kienzler 1450 West Cullom Avenue Chicago, IL 60613
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REAL ESTATE TRANSFER TAX	12-May-2017
CHICAGO:	5,700.00
CTA:	2,280.00
TOTAL:	7,980.00 *

REAL ESTATE TRANSFER TAX	17-May-2017
COUNTY:	380.00
ILLINOIS:	780.00
TOTAL:	1,140.00

14-17-302-030-0000 | 20170401640418 | 1-758-462-400

14-17-302-030-0000 | 20170401640418 | 1-204-831-936

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

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## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE A

#### Exhibit A - Legal Description

Lot 33 in Block 2 in Sulzer's Addition to Ravenswood, being a Subdivision of that part lying West of Clark Street of the North 1/2 of the Northwest 1/4 of 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