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Doc# 1716401017 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/13/2017 10:22 AM PG: 1 OF 2

WARRANTY DEED

Mail to:

James E. Hussey
JAMES E. HUSSEY
Attorney at Law
2122 North Lakewood Avenue
Chicago, IL 60614

Mail Tax Bills to:

JASON PRASS AND AMY PRASS
2905 NORTH WOLCOTT AVENUE, UNIT A
CHICAGO, ILLINOIS, 60657

FIDELITY NATIONAL TITLE CH17000673

1 of 2

(the above space is reserved for recorder's use only)

KATHLEEN G. JENSEN,


GRANTORS, BRENT SHEPHERD as Trustee of the Kathleen G. Jensen Revocable Trust dated August 27, 2007, and any amendments or restatements thereto, residing at 124 ARTHUR AVENUE, CLARENDON HILLS, ILLINOIS 60514 for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid, does hereby warrant and convey to **GRANTEES: JASON PRASS AND AMY PRASS** husband and wife as **TENANTS BY THE ENTIRETY**, of 2905 NORTH WOLCOTT AVENUE, UNIT C, CHICAGO, ILLINOIS, 60657, the following described real estate (the "Property") located in Chicago, Cook County, Illinois:



LOT 17 IN LANDMARK VILLAGE UNIT ONE, BEING A RESUBDIVISION OF LOTS 96 THROUGH 105, INCLUSIVE, LOT 107 AND LOTS 154 THROUGH 164, INCLUSIVE, IN W.M. DEERING'S DIVERSEY AVENUE SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF VACATED WEST GEORGE STREET LYING SOUTH OF AND ADJACENT TO SAID LOTS 154 THROUGH 164, AND PART OF LOTS 1 AND 21N OWNER'S PLAT OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1994 AS DOCUMENT 94658101, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT TO AND FOR THE BENEFIT OF PARCEL 1 FOR I&E IN, TO, OVER AND ACROSS LOTS 21 AND 22 AS CREATED AND SET OUT IN THE PLAT OF RESUBDIVISION FOR LANDMARK VILLAGE UNIT ONE RECORDED AS DOCUMENT NUMBER 94658101 AND AS FURTHER CREATED BY DEED RECORDED AUGUST 31, 1994 AS DOCUMENT 95282094.

PIN: 14-30-222-123-0000

| REAL ESTATE TRANSFER TAX | 07-Jun-2017 |
|--|------------------|
|  CHICAGO: | 4,781.25 |
| CTA: | 1,912.50 |
| TOTAL: | 6,693.75* |

| REAL ESTATE TRANSFER TAX | 07-Jun-2017 |
|--|---------------|
|  COUNTY: | 318.75 |
|  ILLINOIS: | 637.50 |
| TOTAL: | 956.25 |

14-30-222-123-0000 | 20170601669159 | 0-509-399-488

14-30-222-123-0000 | 20170601669159 | 0-229-861-824

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

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P/2
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Commonly known as: 2905 NORTH WOLCOTT AVENUE, UNIT A, CHICAGO, ILLINOIS, 60657

SUBJECT TO: (1) General Real estate taxes for the year 2016 and subsequent years; (2) Building, building line and use or occupancy restrictions, conditions and covenants of record; (3) Zoning laws and Ordinances; (4) Easements for public utilities; (5) Covenants, conditions and restrictions of record, public and utility easements and roads and highways

WAIVER OF HOMESTEAD. Grantor does hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the said Grantor has set forth her hand and seal as of this 29 day of May, 2017.

Grantors:

By: Brent Shepherd
BRENT SHEPHERD as Trustee of the Kathleen G. Jensen Revocable Trust dated August 27, 2007.

State of IL)
) SS:
County of Cook)

The undersigned, a Notary Public in and for the County and State, do hereby CERTIFY that **BRENT SHEPHERD** as Grantor, 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 and delivered the said instrument for the purposes set forth in the said instrument.

Given under my hand and official seal, this 29 day of May, 2017.

Karrie Wagner
Notary Public

Prepared by:
The Law Office of Vasili Economopoulos, P.C.
17 N. Wabash Ave. Suite 660
Chicago, IL 60602

