

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
(Individual to Individual)



1717755197D

Doc# 1717755197 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/26/2017 02:57 PM PG: 1 OF 3

Mail To:-

Michael Samuels, Esq.
720 Osterman Ave.
Suite 301
Deerfield, IL 60015

Send Subsequent Tax Bills To:

Kevin C. Klagos
1444 W. Montrose Ave.
Unit 2E
Chicago, IL 60613

RECORDER'S STAMP

Return to:
Proper Title, LLC
1530 E. Dundee Rd. Ste. 250
Palatine, IL 60074 132

PT 17-41818

THE GRANTOR, Michelle Knibbs, a married woman*, of the City of Chicago, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEYS and WARRANTS to Kevin C. Klagos, of Chicago, Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"

SUBJECT TO: Covenants, conditions and restrictions of record and building lines easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; general real estate taxes for second installment 2016 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 14-17-120-038-1003

Property Address: 1444 W. Montrose Avenue, *Apt.* 2E, Chicago, Illinois 60613

** married to Kathleen Keesling*

SIGNATURE PAGE FOLLOWS

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Dated this 2nd day of June, 2017.

Michelle Knibbs

Michelle Knibbs

Kathleen Keesling

Kathleen Keesling solely executing to release right of homestead

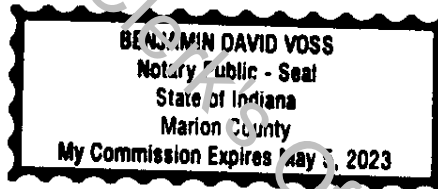
STATE OF IN)
)SS
COUNTY OF Marion)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michelle Knibbs and Kathleen Keesling are 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, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 2nd day of June, 2017.

Benjamin David Voss
Notary Public

My Commission Expires: 05/05/2023



This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091
(Name and Address)

~~MAIL TO:~~

Michael Samuels, Esq.
720 Osterman Ave.
Suite 301
Deerfield, IL 60015

SEND SUBSEQUENT TAX BILLS TO:

Kevin C. Klagos
1444 W. Montrose Ave.
Unit 2E
Chicago, IL 60613

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Exhibit A

PARCEL 1:

UNIT NUMBER 2E IN THE GRACELAND EAST QUARTERS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE EAST 43 FEET OF THE WEST 86 FEET OF LOTS 11 AND 12 IN BLOCK 23 IN RAVENSWOOD BEING A SUBDIVISION IN SECTION 17 AND 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0520718082; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE PARKING SPACE P-2E AND STORAGE SPACE S-4, LIMITED COMMON ELEMENTS AS DELINEATED ON THE DECLARATION OF CONDOMINIUM AFORESAID.

Property of Cook County Clerk's Office