

# UNOFFICIAL COPY

Acquest Title Services, LLC


**THIS INSTRUMENT PREPARED BY:**

Kaplan Papadakis & Gournis, P.C.  
180 N. LaSalle Street, Suite 2108  
Chicago, Illinois 60601

**AND AFTER RECORDING  
RETURN AND SEND TAX BILLS TO:**

*Elliot and Stacey Callaghan*  
*3151 N. Lincoln Ave Unit 322*  
*Chicago, IL 60657*

*2017040087*



\*17188168587\*

Doc# 1718816858 Fee \$42.00

CHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/07/2017 12:00 PM PG: 1 OF 3


### WARRANTY DEED



The Grantors, Mathew J. Hricko <sup>married to</sup> ~~and~~ Stacey Hricko (solely for the purposes of releasing homestead rights) of the City of Chicago, County of Cook, State of Illinois ("Grantors"), for and in consideration of Ten Dollars and no cents (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged, does hereby convey and warrant to: Elliot Callaghan and Stacey <sup>EC SNC</sup> M. Callaghan, a married couple, not as tenants in common, not as joint tenants, but as tenants by the entirety, of the City of Chicago, County of Cook, State of Illinois ("Grantee"), all of the following described real estate situated in the County of Cook, State of Illinois known as 3151 N. Lincoln Avenue, Unit 322, Chicago, Illinois with a Parcel Identification Number of 14-29-100-040-1043 and legally described on **Exhibit A** attached and incorporated hereto (the "Property"), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

**SUBJECT TO:** covenants, conditions and restrictions of record, easements and agreements, general taxes not due and payable at the time of closing and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2016 & 2017.

To have and to hold the Property unto Grantees, and to its successors and assigns in fee simple forever.

### [SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX	07-Jul-2017
 CHICAGO:	2,512.50
CTA:	1,005.00
<b>TOTAL:</b>	<b>3,517.50 *</b>

REAL ESTATE TRANSFER TAX	07-Jul-2017
 COUNTY:	167.50
 ILLINOIS:	335.00
<b>TOTAL:</b>	<b>502.50</b>

14-29-100-040-1043 | 20170601683157 | 1-288-698-304

14-29-100-040-1043 | 20170601683157 | 0-745-276-864

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

CCRD REVIEW *R*

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IN WITNESS WHEREOF, said Grantor has caused this Warranty Deed to be executed as of this 21th day of June, 2017.

**GRANTORS:**

By: Matthew J. Hricko  
Matthew J. Hricko

By: Stacey Hricko  
Stacey Hricko, solely for the purposes of releasing homestead rights.

State of Ohio, County of Cuyahoga, ss: I, the undersigned, a Notary Public in and for said County, in the State of Ohio, Do Hereby Certify that **Matthew J. Hricko** is personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they voluntarily signed sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, this 21<sup>th</sup> of June, 2017.

[Signature]  
Notary Public

RADD L. RIEBE, ATTORNEY AT LAW  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION HAS NO EXPIRATION DATE  
R.C. 147.03

State of Ohio, County of Cuyahoga, ss: I, the undersigned, a Notary Public in and for said County, in the State of Ohio, Do Hereby Certify that **Stacey Hricko** is personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they voluntarily signed sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, this 21<sup>th</sup> of June, 2017.

[Signature]  
Notary Public

RADD L. RIEBE, ATTORNEY AT LAW  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION HAS NO EXPIRATION DATE  
R.C. 147.03

Property of Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

Parcel 1: Unit Number 322 in the Lincoln Lofts Condominium, as delineated on a survey of the following described tract of land: Lots 3 through 13, inclusive, in John P. Altgeld's subdivision of Blocks 1, 2, 3, 4 and 7 and the North 1/2 of Block 6 in the subdivision of that part lying Northeastly of the center line of Lincoln Avenue of the Northwest 1/4 of Section 29, 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 96572710; together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Parking Space 9, a limited common element, as set forth in Declaration of Condominium Aforesaid.

Parcel Identification Numbers: 14-29-100-040-1043

Address of Real Estate: 3151 North Lincoln Avenue Unit 322  
Chicago, IL 60657

Property of Cook County Clerk's Office