

# UNOFFICIAL COPY

Saturn Title LLC  
1719733

1/2



Doc# 1720149080 Fee \$42.00  
RHSP FEE: \$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 07/20/2017 02:49 PM PG: 1 OF 3

## Warranty Deed Statutory (Illinois)

THE GRANTOR(S), **Kevin T. Phelan**, married\* of the City of Hinsdale, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to **Stuart C. Ehlert and Carol J. Ehlert**, of 8401 49th St., Coal Valley, IL 61240,

- NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
- NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
- NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

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

Subject, however, to the general taxes for the year of 2017 and thereafter, to all instruments, covenants, of record, and applicable zoning laws, ordinances, regulations or subdivision indentures.

\*This is not homestead property

Permanent Index Number(s): 14-33-206-052-1050, 14-33-206-052-1107

Property Address: 2144 N. Lincoln Park West Ave., Unit 16B, Chicago, IL 60614

Dated this 14th day of July 2017.

REAL ESTATE TRANSFER TAX	19-Jul-2017
CHICAGO:	2,887.50
CTA:	1,155.00
TOTAL:	4,042.50 *



14-33-206-052-1050 | 20170701690375 | 1-878-453-696

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

Kevin T. Phelan

REAL ESTATE TRANSFER TAX	19-Jul-2017
COUNTY:	192.50
ILLINOIS:	385.00
TOTAL:	577.50


14-33-206-052-1050 | 20170701690375 | 1-623-059-904

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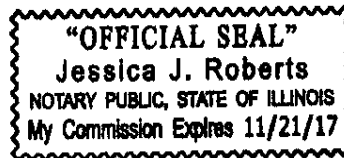
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Kevin T. Phelan**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 **14th day of July 2017**.

  
\_\_\_\_\_  
Notary Public

My commission expires: 11/21/2017



**THIS DOCUMENT PREPARED BY:**  
Fuksa Khorshid, LLC  
Lucas Fuksa  
70 W. Erie St., 2nd Floor  
Chicago, IL 60654

**MAIL TAX BILL TO:**  
Stuart C. Ehlert and Carol J. Ehlert  
8401 49 St  
Coal Valley IL 61240

**MAIL RECORDED DEED TO:**  
Stuart C. Ehlert and Carol J. Ehlert  
8401 49 St  
Coal Valley IL 61240

Property of Cook County Clerk's Office

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## EXHIBIT A

Legal Description: **UNIT NUMBER 16 "B" AND PARKING SPACE P-16 IN 2144 LINCOLN PARK WEST CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**LOTS 1 AND 2 AND THE VACATED ALLEY NORTH OF AND ADJOINING SAID LOT 1 IN COUNTY CLERK'S DIVISION OF LOTS 47 TO 50 INCLUSIVE AND VACATED ALLEY WEST OF AND ADJOINING THE SAME IN ROBINSON'S SUBDIVISION OF BLOCK 19 AND CANAL TRUSTEES SUBDIVISION OF PART OF SECTION 33, 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 25863673 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.**

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