

FIRST AMERICAN TITLE
FILE # 2873849
(10+2)

UNOFFICIAL COPY



1721642162D

Doc# 1721642162 Fee \$60.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/04/2017 02:11 PM PG: 1 OF 2

WARRANTY DEED

State of Illinois
County of Cook

THE GRANTOR, Stephen A. Mancini, married to Rebecca Mancini, 4336 N. Kenmore Ave., Unit 3S, Chicago, IL 60613, County of Cook, State of Illinois, in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to: Robert Brown and Ashley Brown, married persons, as TENANTS BY THE ENTIRETY and not as joint tenants with the right of survivorship or tenants in common, of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois:

UNIT NUMBER 4336-3S IN THE PICCADILLY PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 6 (EXCEPT THE WEST 25 FEET THEREOF AND EXCEPT THE SOUTH 7 1/2 INCHES THEREOF) IN BLOCK 3 IN BUENA PARK IN SECTION 17, 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 92745221; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO: all easements, conditions, covenants, restrictions of record, all real estate taxes not due as of date of closing.

Permanent Real Estate Index no.: 14-17-401-053-1005

Address of Property: 4336 N. Kenmore Ave., Unit 3S, Chicago, IL 60613

Dated this 30 Day of July, 2017

Stephen A. Mancini

Rebecca Mancini

S N
P 2
S N
SCV
INTAB

UNOFFICIAL COPY

State of Illinois, County of Cook:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Stephen A. Mancini and Rebecca Mancini, are 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 signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 30 day of July, 2017

(Seal)



[Signature]

Notary Public

REAL ESTATE TRANSFER TAX		02-Aug-2017
	CHICAGO:	2,175.00
	CTA:	870.00
	TOTAL:	3,045.00 *
14-17-401-053-1005 20170701699139 0-209-321-408		
* Total does not include any applicable penalty or interest due.		

Prepared by:
C. Karsten
Karsten Law Offices, LLC
161 North Clark Street, Suite 1600
Chicago, IL 60601

REAL ESTATE TRANSFER TAX		02-Aug-2017
	COUNTY:	145.00
	ILLINOIS:	290.00
	TOTAL:	435.00
14-17-401-053-1005 20170701699139 1-795-457-984		

Mail to:
Robert Brown
4336 N. Kenmore Ave., Unit 3S
Chicago, IL 60613

Name and Address of Taxpayers:
Robert Brown
4336 N. Kenmore Ave Unit 3S
Chicago IL 60613