

# UNOFFICIAL COPY

## WARRANTY DEED Tenancy by the Entirety



Doc# 1726301236 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/20/2017 02:32 PM PG: 1 OF 4

3853 N. KEDVALE A1, LLC, an Illinois Limited Liability Company, organized and existing under the laws of the State of Illinois, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Caroline Russo and Christopher P. Russo, wife and husband, 3107 W. George Street, Unit 1E, Chicago, Illinois 60618, not as Joint Tenants or Tenants in Common, but as TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See reverse for legal description.

hereby releasing and waiving all right under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants or Tenants in Common, but as TENANTS BY THE ENTIRETY forever.

Permanent Real Estate Index Number: 13-22-212-009-1001

Address of Real Estate: 3853 N. Kedvale Ave., Unit A1, Chicago, IL 60641

mail TO  
1/ Proper Title, LLC  
2/ 180 N. LaSalle Ste. 1920  
Chicago, IL 60601  
PT17-42940

Dated this 8<sup>th</sup> day of September, 2017

By: [Signature]  
Derek DiSera, Manager  
3853 N. Kedvale A1, LLC

(SEAL) By: [Signature] (SEAL)  
Timothy Harder, Manager  
3853 N. Kedvale A1, LLC

State of Illinois, County of Cook, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy Harder and Derek DiSera, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 8<sup>th</sup> day of September, 2017

[Signature]  
NOTARY PUBLIC



S  
P  
S  
SC  
INT

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## Legal Description

UNIT NUMBER A1 IN THE KEDVALE COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 4 IN BLOCK 37 IN IRVING PARK, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 15, AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0628322073; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

SUBJECT ONLY TO COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; ACTS DONE BY OR SUFFERED THROUGH BUYER; ALL SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS CONFIRMED OR UNCONFIRMED; CONDOMINIUM DECLARATION AND BYLAWS, IF ANY; AND GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.

This instrument was prepared by: Judith E. Fors, 4669 N. Manor Ave., Chicago, IL 60625

~~Mail to:~~ J. Cory Faulkner, Esq.  
Ashen Faulkner  
217 N. Jefferson St., Suite 601  
Chicago, IL 60661

Send subsequent tax bills to: Caroline & Christopher Russo  
3853 N. Kedvale Ave., Unit A1  
Chicago, IL 60618

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**REAL ESTATE TRANSFER TAX**

13-Sep-2017



**CHICAGO:**

2,272.50

**CTA:**

909.00

**TOTAL:**

3,181.50

13-22-212-009-1001

20170801609802

1-943-532-480

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

Property of Cook County Clerk's Office

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**REAL ESTATE TRANSFER TAX**

13-Sep-2017



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

151.50  
303.00  
454.50

13-22-212-009-1001

20170801609802

1-161-173-952

Property of Cook County Clerk's Office