### **UNOFFICIAL COPY**

Doc#. 1732146186 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 11/17/2017 09:55 AM Pg: 1 of 3

Dec ID 20171101651762

ST/CO Stamp 0-349-028-384 ST Tax \$180.00 CO Tax \$90.00

City Stamp 1-336-346-656 City Tax: \$1,890.00



#### WARRANTY DEED

The Grantors, Kyle J. Ryan and Sally Ryan, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY and WARRANT to Grantees:

Aaron Green and Jennifer Kaiser, husband and wite

7307 N. Wolcott Avenue, Unit 7307-3

Chicago, IL 60626

but as hamonds by the entirety,

not as tenants in common but as joint tenants the following described real estate situated in the County of Cook, in the State of Illinois:

[ see Exhibit A attached hereto ]

hereby releasing and waiving all rights under and by virtue of the Homestea 1 Exemption Laws of the State of Illinois. Subject to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing. Where and to-hold said premises not as tenants in communicate spirit tenants forever.

Real Estate Permanent Index Number: 11-30-419-031-1011

Address of Real Estate: 7307 N. Wolcott Avenue, Unit 7307-3, Chicago, Illinois 60626

Dated this <u>3/</u> day of October, 2017

Kyle J. Ryan

Sally Ryan

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State of ILLINOIS	)
	) ss
County of COOK	)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Kyle J. Ryan and Sally Ryan personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth including the waiver of the right of homestead.

Given under my hand and official seal, this 3/ day of October, 2017

Mu M M Commission Expires: 04-08-21

Notary Public

OFFICIAL SEAL
JOHN K DEMOS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/08/21

Mail To: AND:

Brian L: Tharp

Tharp & Associates

-102 N. Evergreen Avenue-

- Arlington Heights, IL 60004-

#### Send Tax Bill To:

Aaron Green and Jennifer Kaiser 7307 N. Wolcott Avenue, Unit 7307-3 Chicago, IL 60626

This instrument was prepared by:

Barbara M. Demos Law Office of Barbara M. Demos, P.C. 4746 N. Milwaukee Avenue Chicago, IL 60630

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# EXHIBIT A LEGAL DESCRIPTION

UNIT 7307-3 IN PARKVIEW CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 4 AND 5 IN SOUTH ROGERS TOUHY'S SECOND CHASE AVENUE AND CENTRAL STREET SUBDIVISION OF LOTS 11,12 AND 13 IN BLOCK 2 IN TOUHY'S ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF BLOCKS 3 AND 4 IN ROGERS PARK IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS:

WHICH PLAT OF SURVEY IS ATTACHED TO AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIT MADE NORTH STAR TRUST CO. AS SUCCESSOR TRUSTEE TO HERITAGE COMMUNITY PATIK AS TRUSTEE UNDER TRUST DATED SEPTEMBER 5, 2000 AND KNOWN AS TRUST, NO. 638, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS ON APRIL 19, 2002 AS DOCUMENT NUMBER 0020450759, TOGETHER WITH THEIR CORRESPONDING PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.