

725669 1/2 UNOFFICIAL COPY

WARRANTY DEED  
STATUTORY (ILLINOIS)



Doc# 1733229059 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/28/2017 12:02 PM PG: 1 OF 4

**THE GRANTORS,  
NICHOLAS STIGLICH  
And MARY MCSWEENEY**

Husband and Wife,  
of the City of Chicago,  
State of Illinois,  
for and in consideration of TEN and NO  
DOLLARS, and other good and valuable  
considerations in hand paid,  
Conveys and Warrants unto

T. ✓  
COURTENAY ✓  
N.S. M.M.

**ANDREW VIHTELIC AND COURTENAY BARBER**, a married couple, of 1441 N. Wicker  
Park Ave., Chicago, IL 60622, ~~not~~ as joint tenants ~~but as TENANCY BY ENTIRETY~~, all  
interest in the following described Real Estate situated in the County of Cook in the State of  
Illinois, to wit:

THE NORTH 1/2 OF THE EAST 62.5 FEET OF THE WEST 125 FEET (MEASURED ON THE  
NORTH LINE) OF THE NORTH 1/2 (MEASURED ON THE WEST LINE) OF BLOCK 2, IN  
BARNARD'S SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF THE  
SOUTHEAST 1/4 LYING WEST OF THE CHICAGO, ROCK ISLAND AND PACIFIC  
RAILROAD IN SECTION 7, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 27 FEET OF SAID BLOCK 2, DEDICATED  
TO BE USED AS PUBLIC STREET), IN COOK COUNTY, ILLINOIS.

SUBJECT TO: (a) general real estate taxes not due and payable at closing; (b) building lines and  
building laws and ordinances, use or occupancy restrictions, conditions and covenants of record,  
(c) zoning laws and ordinances which conform to the present usage of the premises; (d) public  
and utility easements which serve the premises; (e) public roads and highways, if any; (f) party  
wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois  
Condominium Property Act and condominium declaration, if applicable.

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

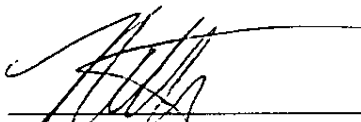
Permanent Real Estate Index Number(s): 25-07-321-009-0000

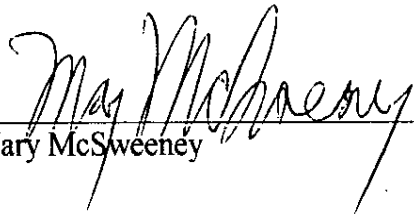
Address(es) of Real Estate: 1963 W. 101<sup>st</sup> Street, Chicago, IL 60643

6062111173

# UNOFFICIAL COPY

Dated this 21<sup>st</sup> of November, 2017

  
\_\_\_\_\_  
Nicholas Stiglich

  
\_\_\_\_\_  
Mary McSweeney

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 Nicholas Stiglich and Mary McSweeney are 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 they signed, sealed and delivered the said instruments as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Give under my hand and official seal on November 21, 2017.



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

Commission expires 7-23, 2018.

This instrument was prepared by: John Q. Fitzpatrick, Fitzpatrick & Fitzpatrick, 36 W. Randolph, Suite 301, Chicago, IL 60601;

**MAIL TO:**  
Andrew T. Vihtelic  
1963 W. 101<sup>st</sup> Street  
Chicago, IL 60643

**SEND SUBSEQUENT TAX BILLS TO:**  
Rock, Fusco, & Connelly, LLC  
321 N. Clark St., Suite 2200  
Chicago, IL 60654

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Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

28-Nov-2017



**CHICAGO:**

3,787.50

**CTA:**

1,515.00

**TOTAL:**

5,302.50 \*

25-07-321-009-0000 | 20171101657804 | 0-603-924-512

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

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Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

28-Nov-2017



<b>COUNTY:</b>	252.50
<b>ILLINOIS:</b>	505.00
<b>TOTAL:</b>	757.50

25-07-321-009-0000

| 20171101657804 | 1-900-972-064