

# UNOFFICIAL COPY

Doc#: 1802501001 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/25/2018 09:33 AM Pg: 1 of 2

**WARRANTY DEED  
ILLINOIS STATUTORY  
Tenants by the Entirety**

Dec ID 20180101684656  
ST/CO Stamp 0-918-704-672 ST Tax \$446.00 CO Tax \$223.00  
City Stamp 1-455-575-584 City Tax: \$4,683.00

THE GRANTORS, Jason Lee Wheeler and Landon Anne Wheeler, husband and wife, as tenants by the entirety, both of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Irene Simmons and Kevin Simmons, <sup>\*wife and husband, as tenants by the entirety</sup> all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**PARCEL 1:**

UNIT 2 IN 3137 NORTH SEMINARY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE NORTH 11 FEET OF LOT 45 AND THE SOUTH 19 FEET OF LOT 46 IN H. GIL'S SUBDIVISION OF BLOCK 2 IN THE SUBDIVISION OF OUT LOTS 2 AND 3 IN THE CANAL TRUSTEES SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 96637667, TOGETHER WITH AS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2, STORAGE UNIT 2 AND WOOD DECK APPURTENANT TO UNIT 2, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 96637667.

***SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE***

To have and told together forever as tenants by the entirety

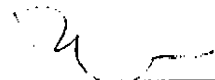
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-29-202-044-1002

Address of Real Estate: 3137 North Seminary Avenue, Unit 2 and Parking P-2, Chicago, Illinois 60657

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Dated this 13 of January, 2018.

  
\_\_\_\_\_  
Jason Lee Wheeler, Grantor

  
\_\_\_\_\_  
Landon Anne Wheeler, Grantor

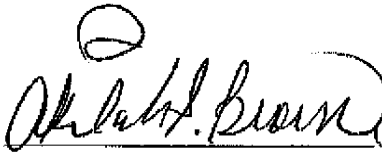
STATE OF ILLINOIS, COUNTY OF COOK

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jason Lee Wheeler and Landon Anne Wheeler, 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 13 of January, 2018.



  
\_\_\_\_\_  
(Notary Public)

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**Prepared By:** Johnson and Sullivan, Ltd.  
11 East Hubbard Street, Suite 702  
Chicago, Illinois 60611

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*Mail To: AND - mail to: Proper Title LLC*  
~~Brian J. Tharp, Esquire~~  
~~Tharp & Associates, Ltd.~~  
~~102 North Evergreen~~  
~~Arlington Heights, Illinois 60004~~  
*180 N. LaSalle*  
*Chgo, IL 60601*  
*PT 17-44246 (43)*

**Name & Address of Taxpayer:**  
Irene Simmons  
3137 North Seminary Avenue, Unit 2  
Chicago, Illinois 60657