

# UNOFFICIAL COPY

Doc#: 1803315085 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/02/2018 11:28 AM Pg: 1 of 2

Dec ID 20180101684572  
ST/CO Stamp 1-109-146-144 ST Tax \$980.00 CO Tax \$490.00  
City Stamp 0-593-211-936 City Tax: \$10,290.00

1719399①

**Warranty Deed  
TENANCY BY THE  
ENTIRETY  
Statutory (ILLINOIS)  
(Individual to Individual)**

**PRAIRIE TITLE**

6821 W. NORTH AVE.  
OAK PARK, IL 60302

Above Space for Recorder's Use Only

**THE GRANTOR, James Wesner a married man, of the City of Chicago, County of Cook, State of Illinois for and in consideration of (\$10.00) Ten DOLLARS, in hand paid, CONVEY and WARRANT to Scott A. Kenagy and Susan L. Kenagy of 10502 Stone Hill Drive, Orland Park, IL 60567, as husband and wife, not as Joint Tenants, nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:**

**PARCEL 1:**

**UNIT 1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 456 WEST BRIAR CONDOMINIUM AS DELINATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 0903329021 OVER THE FOLLOWING DESCRIBED PROPERTY:**

**THE WEST 33 FEET OF THE EAST 41 FEET OF LOT 1 IN BLOCK 2 IN OWNERS DIVISION OF BRAUCKMAN AND GEHRKE'S SUBDIVISION IN THE EAST ½ OF THE NORTHWEST ¼ AND IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2:**

**EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE P-3 AND STORAGE SPACE S-4, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO IN COOK COUNTY, ILLINOIS.**

**PARCEL 3:**

**EXCLUSIVE USE TO FRONT YARD APPURTENANT ROOF RIGHTS APPURTENANT TO UNIT 1 AS LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO IN COOK COUNTY, ILLINOIS.**

Hereby releasing and waiving all rights 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 nor as Tenants in Common but as **TENANTS BY THE ENTIRETY** forever.

**\*THE GRANTOR'S SPOUSE DID NOT RESIDE IN THE SUBJECT PROPERTY**

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SUBJECT TO: if any: covenants, conditions and restrictions of record and building lines and easement, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not yet due and payable at time of closing.

Permanent Index Number (PIN): 14-28-103-066-1001

Address of Real Estate: 456 W. BRIAR PLACE, UNIT 1, CHICAGO, IL 60657

Dated this 13<sup>th</sup> day of February 2018.

BY:

James Wesner  
JAMES WESNER

REAL ESTATE TRANSFER TAX		02-Feb-2018	
COUNTY:	490.00	ILLINOIS:	980.00
TOTAL:		1,470.00	
14-28-103-066-1001		20180101684572	1-109-146-144

REAL ESTATE TRANSFER TAX		02-Feb-2018	
CHICAGO:	7,350.00	CTA:	2,940.00
TOTAL:		10,290.00 *	
14-28-103-066-1001		20180101684572	0-593-211-936

State of Illinois,  
County of Cook ss,

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

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James Wesner is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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<sup>th</sup> day of February 2018.

Commission expires 1/3 2021

Daniel S. Hill  
NOTARY PUBLIC

This instrument was prepared by:  
Daniel S. Hill  
Stotis & Baird Chartered  
200 W. Jackson, Suite 1050  
Chicago, IL 60606



\*If Grantor is also Grantee you may wish to strike Release and Waiver of Homestead Rights.

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Michael H. Wasserman PC  
105 W. Madison St. Ste.401  
Chicago, IL 60602

Scott & Susan Kenagy  
456 W. Briar Place Unit 1  
Chicago, IL 60657

OR

Recorder's Office Box No. \_\_\_\_\_