

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY



Doc# 1811645072 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/26/2018 02:51 PM PG: 1 OF 3

THE GRANTORS, ERIC T. WALKER and SUSAN M. WALKER, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, of 2158 W Foster Ave Unit 2, Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to DREW SOUTHARD and MICHAEL SOUTHARD JR Wife and Husband as TENANTS BY THE ENTIRETY County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See attached for legal description.

SUBJECT TO: General taxes for 2017 and subsequent years; covenants, conditions and restrictions of record, if any.

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 forever.

Permanent Real Estate Index Number: 14-07-117-024-1002

Address of Real Estate: 2158 W FOSTER AVE UNIT 2 CHICAGO, IL 60625

Dated this 13 day of April, 2018

ERIC WALKER  
T

SUSAN WALKER  
M

AT180165 1012 MD  
After recording mail to:  
Altima Title, LLC.  
6444 N. Milwaukee Ave.  
Chicago, IL 60631  
Ph. 312-651-6070

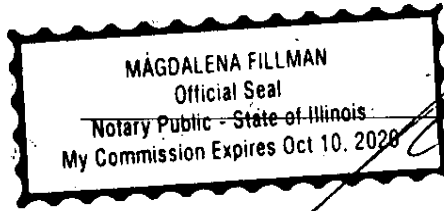
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STATE OF IL, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, SUSAN WALKER and ERIC WALKER personally known to me to be the same person 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 day of April, 20 18.



(Notary Public)

REAL ESTATE TRANSFER TAX		26-Apr-2018
	CHICAGO:	2,325.00
	CTA:	930.00
	TOTAL:	3,255.00 *



14-07-17-024-1002 | 20180401641107 | 2-109-653-280

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

**Prepared by:**  
JULITA KOCINSKI  
Kocinski Law Offices, LLC  
3311 N Harlem Ave  
Chicago, IL, 60634

**Mail To:**  
Drew Southard and Michael Southard  
2158 W Foster Ave unit 2  
Chicago, IL, 60625

**Name and Address of Taxpayer:**  
Drew Southard and Michael Southard  
2158 W Foster Ave unit 2  
Chicago, IL, 60625

REAL ESTATE TRANSFER TAX		26-Apr-2018
	COUNTY:	155.00
	ILLINOIS:	310.00
	TOTAL:	465.00

14-07-117-024-1002 | 20180401641107 | 0-403-334-432

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ALTA COMMITMENT 2006

File No. AT180165  
Associated File No:

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**EXHIBIT A**

**UNIT 2 IN 2158 W. FOSTER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**LOT 37 IN SAM BROWN JR'S FOSTER AVENUE SUBDIVISION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;**

**WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 7, 2000 AS DOCUMENT 00244097, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS**

**Address of Property:  
2158 W FOSTER AVE UNIT 2  
CHICAGO, IL 60625**

**Parcel ID Number: 14-07-117-024-1002**