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Doc#: 1817049085 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/19/2018 10:39 AM Pg: 1 of 3

Dec ID 20180601691729
ST/CO Stamp 0-905-213-216 ST Tax \$390.00 CO Tax \$195.00
City Stamp 1-324-618-528 City Tax: \$4,095.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Mary E Phillips
5417 N Lotus Avenue
Chicago, IL 60630

(The Above Space for Recorder's Use Only)

THE GRANTOR Mary E Phillips, a widow and not since remarried, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Patrick Hilander and Jennifer Hilander, husband and wife, of 3115 N Monticello Avenue, #1, Chicago, IL 60618, as Tenants by the entirety, all right, title and interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-09-107-015-0000

Property Address: 5417 N Lotus Avenue, Chicago, Illinois 60630

SUBJECT TO: Hereby releasing and waiving all right under and by virtue of the Homestead Exemption Laws of the State of Illinois, SUBJECT TO (1) general real estate taxes not yet due or payable and subsequent years and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances and regulations of record.

Dated this 20th day of May, 2018.

Mary E Phillips (Seal)
Mary E Phillips

18-0574
1/2

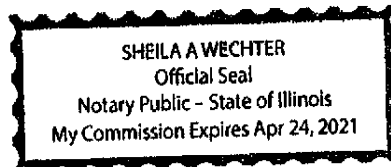
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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mary E Phillips 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 she signed, sealed and delivered in the instrument as her 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 notarial seal, this 30 day of May, 2018.

Sheila A. Wechter
Notary Public



THIS INSTRUMENT PREPARED BY
Chang Legal, LLC
1990 E. Algonquin Rd., Suite 160
Schaumburg, IL 60173

MAIL TO:

Simon Edelstein
939 West Grace
Chicago, IL 60613

SEND SUBSEQUENT TAX BILLS TO:

Patrick Hilander
5417 N Lotus Avenue
Chicago, IL 60630

REAL ESTATE TRANSFER TAX		18-Jun-2018
	COUNTY:	195.00
	ILLINOIS:	390.00
	TOTAL:	585.00
13-09-107-015-0000 20180601691729 0-905-213-216		

REAL ESTATE TRANSFER TAX		18-Jun-2018
	CHICAGO:	2,925.00
	CTA:	1,170.00
	TOTAL:	4,095.00 *
13-09-107-015-0000 20180601691729 1-324-618-528		
* Total does not include any applicable penalty or interest due.		

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EXHIBIT "A"

Lot 17 (except the North 6.25 feet thereof) and the North 1/2 of Lot 18 in Block 9 in Steward D. Anderson's Addition to Jefferson Park, being a subdivision of Lots 6, 7, 8, 9, and 10 in Circuit Court Partition of that part of the Northwest 1/2 of the Northwest Fractional 1/4 of Section 9, Township 40 North, Range 13, East of the Third Principal Meridian, lying between Milwaukee Avenue and Elston Avenue and Lot 2 in Subdivision of the Southeast 1/2 of said quarter section, in Cook County, Illinois.

PIN(S): 13-09-107-015-0000

Property of Cook County Clerk's Office