


# UNOFFICIAL COPY

**WARRANTY DEED  
ILLINOIS STATUTORY  
HUSBAND AND WIFE, TENANTS BY THE  
ENTIRETY**

AP1804847 1062



\*1820444084D\*

Doc# 1820444084 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/23/2018 04:12 PM PG: 1 OF 3

THE GRANTOR(S), Matthew Friedrich and Valerie Friedrich as husband and wife, 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(S) and Warrant(s) to John Simmons and Elizabeth Simmons as husband and wife, tenants by the entirety of 1510 N. Dearborn, Unit 404, Chicago, IL 60610 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

**SUBJECT TO:**


Covenants, conditions and restrictions of record; public and utility easements; acts done or suffered through Buyer; homeowners association declaration and by-laws, if any; and general real estate taxes not yet due and payable at the time of closing 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): 14-30-403-105-0000  
Address(es) of Real Estate: 2624 N. Paulina St., Chicago, IL 60614

Dated this 18<sup>th</sup> day of July, 2018



Matthew Friedrich

Valerie Friedrich

REAL ESTATE TRANSFER TAX		23-Jul-2018
	CHICAGO:	8,662.50
	CTA:	3,465.00
	TOTAL:	12,127.50 *

14-30-403-105-0000 | 20180701633246 | 0-683-255-584

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

REAL ESTATE TRANSFER TAX		23-Jul-2018
 	COUNTY:	577.50
	ILLINOIS:	1,155.00
	TOTAL:	1,732.50

14-30-403-105-0000 | 20180701633246 | 1-148-790-560

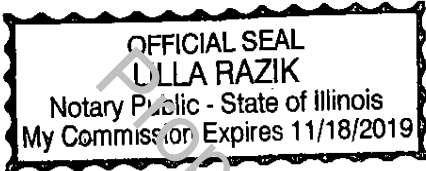
SY  
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INT

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Matthew Friedrich and Valerie Friedrich, personally known to me to be the same person(s) whose name(s) 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 18<sup>th</sup> day of July, 2018



Lilla Raziq (Notary Public)

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**Prepared By:** Frank W. Jaffe  
Jaffe & Berlin, LLC  
111 W. Washington, Suite 900  
Chicago, IL 60602

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**Mail To:**  
~~Beau L. Wagner~~ JOHN SIMMONS  
~~Beau L. Wagner P.C.~~ 2624 N. PAULINA ST.  
2777 Finley Road, Suite 26  
Downers Grove, IL 60515 CHICAGO, IL 60614

**Name & Address of Taxpayer:**  
John Simmons, Elizabeth Simmons  
2624 N. Paulina St.  
Chicago, IL 60614

Property of Cook County Clerk's Office

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## EXHIBIT "A"

Parcel 1: the East 122.00 feet of Lot 2, lying South of a line drawn perpendicular to the East line thereof at a point 265.67 feet north of the Southeast corner thereof and lying north of a line drawn perpendicular to the East line thereof at a point 241.00 feet North of said Southeast corner in the Northwestern Terra Cotta Company's resubdivision of a part of the Northeast 1/4 of the Southeast 1/4 of Section 30, Township 40 North, Range 14 East of the Third Principal meridian, in Cook County, Illinois.

Parcel 2: Easement for the benefit of Parcel 1 for pedestrian and vehicular ingress and egress over common areas as created by the Declaration of Ownership and of Easements, Restrictions, Covenants and By-laws for the Columbia Place South Homes Owners' association recorded as document 0416639115:

Affects the West 18 feet of the East 140 feet of the South 675 feet of Lot 2 aforesaid.

Parcel 3: Easement for the benefit of Parcel 1 for ingress and egress to Paulina Street over the "Easement Parcel" as created by the access easement agreement recorded as document 0416639120.

Affects the East 122 feet of the South 675 feet of Lot 2, lying North of a line drawn perpendicular to the East line thereof at a point 640.85 feet North of the Southeast corner thereof, in aforesaid subdivision.