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Doc#. 1824719504 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 09/04/2018 12:23 PM Pg: 1 of 3

WARRANTY DEED
TENANCY BY THE ENTIRETY

THE GRANTOR (S),

Dec ID 20180801654141 ST/CO Stamp 2-073-280-672 ST Tax \$371.00 CO Tax \$185.50 City Stamp 1-300-709-536 City Tax: \$3,895.50

MICHAEL NOVAK AND LISA NICOLE NOVAK, Husband and Wife, of the filty of Chicago, County of Cook, Illinois, for and in consideration of TEN AND NO/100 DOLLARS and other good and valuable consideration in Land paid

CONVEY(s) and WARRANT(s) to

NICHOLAS PHILLIPS AND HOLLY PHILLIPS, 512 W. Belden Avenue, #GS, Chicago, IL 60614,

GRANTEE (S),

As husband and wife, not as Joint Tenants, not 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:

fidelity national title

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 not as Joint Tenants, or Tenancy in Common, but

(See Legal description attached as Exhibit "A")

as Tenants by the Entirety forever.

C/K/A 1235 W. Wrightwood Avenue, Unit 3F, Chicago, IL 60614

P.I.N. 14-29-315-091-1004

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My 20th

DATED this 34st day of August, 2018.

MICHAEL NOVAK

LISA NICOLE NOVAK

State of Illinois

) SS

County of Dufroe

I, the undersioned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL NOVAK and LISA NICOLE NOVAK, are personally known to me to be the same persons whose names are subscrized 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 saal this 30 to day of August, 2018.

Notary Public

"OFFICIAL SEAL"
GAYE BUJARSKI
Notary Public, State of tilinois
My Commission Expires 12/28/19

This instrument was prepared by:

Dominic J. Mancini Attorney at Law 133 Fuller Road Hinsdale, IL 60521

REAL ESTATE TRANSFER TAX		30 -Aug-2018
	CHICAGO:	2,782.50
	CTA:	1,113.00
	TOTAL:	3,895.50 *
14-29-315-091-1004	20180801654141	1-300-700 520

^{*} Total does not include any applicable penalty or interest due.

After recording mail to:

Justin R. Gaffney Attorney at Law 1771 Bloomingdale Road Glendale Heights, IL 60139 Send subsequent tax bills to:

Nicholas and Holly Phillips 1235 W. Wrightwood Avenue Unit 3F Chicago, IL 60614

Warranty. TenantsbytheEntiretyNovak

REAL ESTATE	TRANSFER T	'AX	30-Aug-2018
	A CONTRACTOR OF THE PARTY OF TH	COUNTY:	185.50
		ILLINOIS:	371.00
		TOTAL:	556.50
14-29-315	-091-1004	20180801654141	2-073-280-672

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EXHIBIT A

Order No.: OC18020818

For APN/Parcel ID(s): 14-29-315-091-1004 For Tax Map ID(s): 14-29-315-091-1004

UNIT 3F IN THE 1235 WEST WRIGHTWOOD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 25 FEET OF THE WEST 283 FEET OF LOT 1 (EXCEPT THE SOUTH 8 FEET FOR ALLEY) OF THE COUNTY CLERKS DIVISION OF BLOCK 43 IN SHEFFIELD'S ADDITION TO CHICAGO IN COOK COUNTY ILLINOIS, SAID PREMISES BEING ALSO DESCRIBED AS LOT 14 IN THE SUBDIVISION OF JAMES OUIRK AND OTHERS OF LOT 1 (EXCEPT THE WEST 133 FEET THEREOF) IN BLOCK 43 IN SHEFF'ELD'S ADDITION SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT A'TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 27011660, AND AMENDED AND RESTATED, RECORDED AS DOCUMENT 0720803004 AND RE-RECORDED AS DOCUMENT 0722803074, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.