

UNOFFICIAL COPY

WARRANTY DEED

1894771 *M*
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453



Doc# 1825734016 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/14/2018 09:28 AM PG: 1 OF 2

THIS INDENTURE WITNESSETH, that the Grantors, Michael P. Walsh and Margot E. Walsh, husband and wife, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY and WARRANT TO Kurt Greteman, And IAYORA YLAYICIEVA husband and wife of the following described real estate, to-wit:

1950 N. Spaulding Ave, 3B, CHICAGO, IL 60642

PARCEL 1:

UNIT 303 IN THE 2934 W. MONTROSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 16, 17 AND 18 IN BLOCK 61 IN RAVENSWOOD MANOR, A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0510145085, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE G9, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 05-10145085.

Permanent Real Estate Index Number: 13-13-129-040-1011

Address of Real Estate: 2934 W Montrose Ave Unit 303, Chicago, IL 60618

Subject to the following restrictions: covenants, conditions, and restrictions of record; public utility easements; acts done by or suffered through the Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, 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.

Dated this 10 Day of SEPTEMBER, 2018.

Michael P. Walsh

Margot E. Walsh

R

2

REAL ESTATE TRANSFER TAX

REAL ESTATE TRANSFER TAX

13-Sep-2018



COUNTY: 13.75
 ILLINOIS: 347.50
 TOTAL: 521.25



CHICAGO: 2,606.25
 CTA: 1,042.50
 TOTAL: 3,648.75 *

13-13-129-040-1011 | 20180901674710 | 1-755-754-656

13-13-129-040-1011 | 20180901674710 | 2-126-033-056

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

STATE OF ILLINOIS)

COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Michael P. Walsh, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, 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 Notarial Seal this 10 day of Sept, 2018.



[Signature]

 Notary Public

STATE OF ILLINOIS)

COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Margot E. Walsh, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that she signed, sealed, and delivered the said 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 6th day of Sept, 2018.

[Signature]

 Notary Public

This Instrument was prepared by:

Kerry Reidy
 Moirano Gorman Kenny, LLC
 135 S LaSalle Street, Suite 3025
 Chicago IL 60603



Future Tax Bills to:

After recording return document to:

Kurt Grekman and Liora Vlaycheva
 2934 W. Montrose Ave #303
 Chicago, IL 60618

Kurt Grekman
 2934 W. Montrose Ave #303
 Chicago, IL 60618