

122

18-266503

UNOFFICIAL COPY

**AFTER RECORDING
MAIL TO:**
Steven Schroeder
Schroeder Law Group
134 North LaSalle Street
Suite 2100
Chicago IL 60602-1124

Doc#: 1827818037 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/05/2018 10:19 AM Pg: 1 of 2

Dec ID 20180701643443
ST/CO Stamp 1-512-460-064 ST Tax \$155.00 CO Tax \$77.50
City Stamp 0-100-175-648 City Tax: \$1,627.50

**SEND SUBSEQUENT
TAX BILLS TO:**
Stephen Neiman and
Nicole Cavanaugh
1221 West Granville Ave
Unit 3B
Chicago, IL 60660

Above Space for Recorder's Use Only

NORTH AMERICAN TITLE COMPANY **Warranty Deed**
Statutory (ILLINOIS)
General

THE Grantor Paul Ruffino, a married man of the City of Chicago, County of Cook, State of IL for and in consideration of Ten Dollars and No Cents (\$10.00), in hand paid, CONVEYS and WARRANTS to

Stephen Neiman and Nicole Cavanaugh, *a married couple, in tenancy by the entirety*
of 1221 West Granville Avenue, Chicago, IL 60660

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Unit 1221-3B in the Edgewater Flats Condominium, as delineated on a survey of the following described property:
Lot 19 (except the West 10 feet thereof) and the West 4.5 feet of Lot 20 in Brost & Kemper's Subdivision of that part of the Southeast 1/4 of the Northwest 1/4 of Section 5, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois lying North of the South 60 rods. Lot 20 (except the West 4.5 feet thereof) and Lot 21 in Brost & Kemper's Subdivision of that part of the Southeast 1/4 of the Northwest 1/4 of Section 5, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois lying North of the South 60 rods.
Which survey is attached to the Declaration of Condominium recorded as document 0714515003 together within undivided percentage interest in the common elements, in Cook County, Illinois.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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SUBJECT TO: Covenants, conditions and restrictions of record | Public and utility easements | All special governmental taxes or assessments confirmed and unconfirmed | General real estate taxes not due and payable at the time of Closing.

Permanent Index Number (PIN): 14-05-119-034-1027

Address(es) of Real Estate: 1221 West Granville Avenue, Unit 3B Chicago, IL 60660

PK
2018

Dated this 6 day of August, 2018



Paul Ruffino (SEAL)

THIS IS NOT HOMESTEAD PROPERTY

STATE OF Illinois)
) SS
COUNTY Cook)

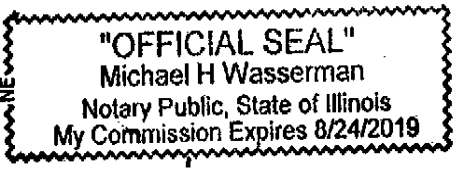
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Paul Ruffino, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and 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 official seal, this 6 day of August, 2018.


Commission expires _____, 
NOTARY PUBLIC

This instrument was prepared by
Michael H. Wasserman, 105 W. Madison St., #401, Chicago, IL 60602
312.726.1512

www.mhwasserman.com



REAL ESTATE TRANSFER TAX		06-Aug-2018
	COUNTY:	77.50
	ILLINOIS:	155.00
	TOTAL:	232.50
14-05-119-034-1027	20180701643443	1-512-460-064

REAL ESTATE TRANSFER TAX		06-Aug-2018
	CHICAGO:	1,162.50
	CTA:	465.00
	TOTAL:	1,627.50 *
14-05-119-034-1027	20180701643443	0-100-175-648

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