

UNOFFICIAL COPY

Doc#: 1832506051 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/21/2018 10:01 AM Pg: 1 of 3

THIS DOCUMENT PREPARED BY:

Anthony J. Zeoli, Esq.
c/o Freeborn & Peters, LLP
311 South Wacker Drive, Suite 3000
Chicago, Illinois 60606

Dec ID 20181101634895
ST/CO Stamp 0-456-471-200 ST Tax \$727.00 CO Tax \$363.50
City Stamp 1-798-648-480 City Tax: \$7,633.50

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GIT



THE ABOVE SPACE FOR RECORDER'S USE ONLY

WARRANTY DEED

The Grantor **CYNTHIA W. AVERY**, a single person ("**Grantor**"), for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and WARRANTS to **CAROLINE AND MATTHEW WALTER**, husband and wife ("**Grantee**"), not as joint tenants or tenants in common but as tenants by the entirety, all interest in the following described "Real Property" situated in the County of Cook in the State of Illinois, to wit, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois:

* Walter

Legal Description: See Exhibit A attached hereto and made a part hereof.
Permanent Index Number: 14-32-414-071-1005
Common Address: 1821 North Dayton Street, Chicago, Illinois 60614

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 forever, SUBJECT TO all: (a) public utility easements of record as of the date hereof; (b) roads and highways, if any; (c) general real estate taxes not due and payable on the Real Property as of the date hereof; and (d) covenants and restrictions of record.

SIGNATURE PAGE TO FOLLOW

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IN WITNESS WHEREOF, said Grantor has caused this Warranty Deed to be executed this 16th day of November, 2018.

GRANTOR:

CYNTHIA W. AVERY, an individual

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, a notary public in and for said County in the State aforesaid, DOES HEREBY CERTIFY that CYNTHIA W. AVERY, 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 the said instrument, as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 16th day of November, 2018.

[Signature]
Notary Public

Commission expires: 5-26-19



MAIL RECORDED INSTRUMENT, AND
SEND SUBSEQUENT TAX BILLS TO:

Caroline and Matthew Walter
1821 North Dayton Street,
Chicago, Illinois 60614

REAL ESTATE TRANSFER TAX		20-Nov-2018
	COUNTY:	363.50
	ILLINOIS:	727.00
	TOTAL:	1,090.50
14-32-414-071-1005 20181101634895 0-456-471-200		

REAL ESTATE TRANSFER TAX		20-Nov-2018
	CHICAGO:	5,452.50
	CTA:	2,181.00
	TOTAL:	7,633.50 *
14-32-414-071-1005 20181101634895 1-798-648-480		

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

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EXHIBIT A

THE REAL PROPERTY REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

Legal Description:

PARCEL 1:

UNIT 1821 IN WILLOW DAYTON PLACE TOWNHOUSE CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 41 TO 47 BOTH INCLUSIVE, AND THE WEST 60 FEET OF LOT 48 (EXCEPT THE SOUTH 7.52 FEET THEREOF) IN BLOCK 1 OF THE SUBDIVISION OF BLOCK 5 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (HEREIN REFERRED TO AS PARCEL); WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 7, 1984 AND KNOWN AS TRUST NUMBER 62747 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 85162137 TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE 1821, AS A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO RECORDED AS DOCUMENT NUMBER 85162137.

Permanent Index Number:

14-32-414-071-1005

Common Address of Real Estate:

1821 North Dayton Street, Chicago, Illinois 60614