

UNOFFICIAL COPY

WARRANTY DEED
Tenants by the Entirety

Doc#: 1908617037 Fee: \$50.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/27/2019 09:42 AM Pg: 1 of 2

THE GRANTOR(S), **Daniel M. Hruska, married to Kimberly Hruska,**

Dec ID 20190301626108
ST/CO Stamp 1-884-474-784 ST Tax \$630.00 CO Tax \$315.00
City Stamp 0-810-732-960 City Tax: \$6,615.00

of the City of **Chicago**, County of **Cook**, State of Illinois for and in consideration of TEN and No 100s (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to:

Erik Smith and Erin Brown, husband and wife

not in Tenancy in Common, not in Joint Tenancy, but in Tenancy by the Entirety, the following described Real Estate situated in the County of **Cook**, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General real estate taxes not due and payable at time of closing; covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and condominium declaration and bylaws, if any,


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have to hold said premises as husband and wife, not as tenants in common or as joint tenants, but as Tenants by the Entirety, forever.

Permanent Index Numbers: **14-31-319-082-1001**

Address of Real Estate: **2312 W. Wabansia, #1, Chicago, Illinois 60622**



Daniel M. Hruska (Seal)

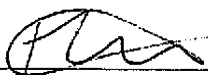
DATED this 20th day of March, 2019


Kimberly Hruska (Seal)

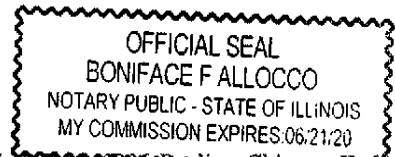
State of Illinois, County of Cook S.S.

I, the undersigned, a Notary Public in and for said County, in the aforesaid State DO HEREBY CERTIFY that **Daniel M. Hruska and Kimberly Hruska**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 20 day of March, 2019.



NOTARY PUBLIC



This instrument was prepared by Boniface F. Allocco, ALLOCCO, MILLER & CAHILL, P.C., 3409 N. Paulina, Chicago, IL 60657

SEND TAX BILL TO: Erik Smith and Erin Brown, 2312 W. Wabansia, #1, Chicago, Illinois 60622

MAIL TO: Donald A. LeBoyer, Attorney at Law, 221 N. LaSalle St., #1900, Chicago, IL 60601

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LEGAL DESCRIPTION

Order No.: 19ST00584NA

For APN/Parcel ID(s): 14-31-319-082-1001

Parcel 1:

Unit Number 1 in the 2312 W. Wabansia Avenue Condominium as delineated on a Plat of Survey of the following described tract of Land:

The West 10 feet of Lot 49 and the East 15 feet of Lot 50 in Block 3 of Ishams Resubdivision of Blocks 3, 4 and 5 in the Ishams Subdivision in the North 1/2 of the South 1/2 of the Southwest 1/4 of Section 31, Township 40 North and Range 14, East of the Third Principal Meridian;

Which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium Ownership recorded September 8, 2006 as document 0625145049 as amended from time to time together with it's undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 2:

The exclusive right to use of Parking Space P3, a limited common element as set forth in the Declaration of Condominium and Survey attached thereto.

Property of Cook County Clerk's Office