

16216128

# UNOFFICIAL COPY



## WARRANTY DEED

Tenancy by Entirety

Doc# 1909808449 Fee \$40.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/08/2019 02:27 PM PG: 1 OF 2

## THE GRANTOR(S)

(The space above for Recorder's use only)

**Ann Shrader, k/a Anne Shrader, a single person and Elle Shrader, a single person** of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS and WARRANTS** to **Joy L. Sipple and Michael V. Sipple** of 655 W. Irving Park Rd, Apt 2406, Chicago, IL 60612, as **HUSBAND AND WIFE**, not as joint tenants or tenants in common but as **TENANTS BY THE ENTIRETY** in the following described Real Estate situated in Cook County, Illinois, commonly known as 825 W. Cuyler Ave, unit 1E, Chicago, IL 60613, legally described as:

**UNIT 825-1E IN THE 825-827 W. CUYLER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN HEDGES' SUBDIVISION OF LOTS 1, 2, AND 4 IN THE HEDGES AND HULBERT'S SUBDIVISION OF THE NORTH 1/2 OF LOT 9, TOGETHER WITH LOTS 1, 2, AND 9 IN HULBERT'S SUBDIVISION OF THE SOUTH 1/2 OF SAID LOT 9 IN HURLEY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION RECORDED AS DOCUMENT 0030141850, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS**

Permanent Index Number (PIN): 14-17-418-028-1004

Address(es) of Real Estate: 825 W. Cuyler Ave, unit 1E, Chicago, IL 60613



The Grantors hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said premises not as joint tenants or tenants in common but as **TENANTS BY ENTIRETY** forever.

**SUBJECT TO: Covenants, conditions and restrictions of record and general real estate taxes for 2018 and subsequent years.**

REAL ESTATE TRANSFER TAX		04-Apr-2019
	CHICAGO:	2,666.25
	CTA:	1,066.50
	<b>TOTAL:</b>	<b>3,732.75 *</b>

14-17-418-028-1004 | 20190401637558 | 0-206-521-248

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

REAL ESTATE TRANSFER TAX		04-Apr-2019
	COUNTY:	177.75
	ILLINOIS:	355.50
	<b>TOTAL:</b>	<b>533.25</b>

14-17-418-028-1004 | 20190401637558 | 0-743-392-160

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Dated this 22 day of March, 2019  
Ann M. Shrader (SEAL) Elle Shrader (SEAL)  
 Ann Shrader a/k/a Anne Shrader Elle Shrader

STATE OF ILLINOIS )  
 )ss.  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ann Shrader a/k/a Anne Shrader and Elle Shrader personally known to me to be the same persons whose names subscribed in 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 seal, this 22<sup>nd</sup> day of March, 2019



Janice K. Schulz  
 NOTARY PUBLIC

Commission expires 06-19-2021

This instrument was prepared by: Robert J. DiSilvestro Di Silvestro & Associates, 5231 N. Harlem Avenue, Chicago, IL 60603

**MAIL TO:**  
 Mr. Jeffrey Woods Michael Sipple  
 Attorney at Law 825 W. Cuyler #1E  
Chicago IL 60613  
~~357 W. Chicago Avenue #205~~  
~~Chicago, IL 60654~~

**SEND SUBSEQUENT TAX BILLS TO:**  
 Joy L. Sipple and Michael V. Sipple  
 825 W. Cuyler Ave, unit 1E  
 Chicago, IL 60613

OR Recorder's Box No. \_\_\_\_\_