

UNOFFICIAL COPY

WARRANTY DEED (Individual to Individual)

(ILLINOIS)
PAGE 1:

Doc#: 1910142070 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/11/2019 11:42 AM Pg: 1 of 3

Dec ID 20190301632812
ST/CO Stamp 0-471-286-688 ST Tax \$347.50 CO Tax \$173.75
City Stamp 1-550-171-552 City Tax: \$3,648.75

* T.
THE GRANTORS, Richard Valentino and Rebecca Valentino, husband and wife, of the City of Vienna, County of Fairfax, State of Virginia, for and in consideration of - TEN - DOLLARS, (\$10.00) in hand paid, CONVEYS and WARRANTS to GRANTEEES, VINCENT WALSH AND NICOLE DANNEKOWER, *BOTH single*, of the City of Evanston, County of Cook, State of Illinois, not as tenants in common, and not as joint tenants, but as tenants by the entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Unit 107 And P-19 In 1751-57 North Western Avenue Condominium Also Known As The Electric Company Lofts Condominium As Delineated On A Survey Of The Following Described Real Estate:
Lots 1, 2, 3 And 4 Both Inclusive, The South 93 Feet Of Lots 5 And 6 And The West 1/2 Of The Vacated Alley East And Adjoining Lots 1 To 4 And The East 1/2 Of The Vacated Alley West And Adjoining The South 93 Feet Of Lots 5 And 6 (excepting Therefrom That Part Of Lots 1 To 4 Both Inclusive, Which Lies West Of A Line 50 Feet East Of The West Line Of Section 31 As Per Document Number 10714010) In Block 2 Of Isham's Subdivision Of The North 1/2 Of The South 1/2 Of The Southwest 1/4 Of Section 31, Township 40 North, Range 14 Lying West Of Milwaukee Avenue In Cook County, Illinois; Which Survey Is Attached To The Declaration Of Condominium Recorded As Document 97286061, Together With Its Undivided Percentage Interest In The Common Elements.

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, not as tenants in common, and not as joint tenants, but as tenants by the entirety, forever.

Subject To: general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current uses and enjoyment of the Real Estate; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium.

Permanent Index Number: 14-31-318-013-1006 and 14-31-318-013-1055

Address (es) of Real Estate: 1751 N. Western Avenue, Unit 107, Chicago, IL 60647

Return to:
Proper Title, LLC
1530 E. Dundee Rd. Ste. 250
Palatine, IL 60074

① PT19-50370

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DATED March 29, 2019

~~Richard Valentino~~

Rebecca Valentino
Rebecca Valentino

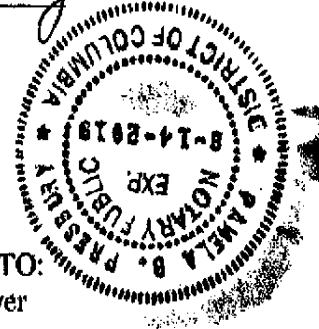
State of District of Columbia County of City of Washington ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ~~Richard Valentino and Rebecca Valentino~~, personally known to me to be the same person~~s~~ whose name~~s~~ ^{is} ~~are~~ subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that they ~~she~~ signed, sealed and delivered the said instrument ^{as her} as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this March 29, 2019

Pamela B. Presbury
NOTARY PUBLIC

PAMELA B. PRESBURY
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires August 14, 2019



MAIL TO:
Law Office of C. Shawn Jones
708 Chirch Street, Suite 235
Evanston, IL 60201

SEND SUBSEQUENT TAX BILLS TO:
Vincent Walsh and Nicole Darnehower
175 N. Western Avenue, Unit 107
Chicago, IL 60647

This instrument prepared by:

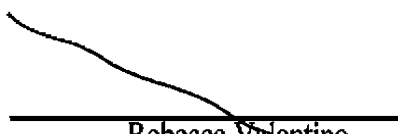
Central Law Group
2822 Central Street, Evanston, IL 60201
847-866-0124

Property of Cook County Clerk's Office

UNOFFICIAL COPY

DATED March 28, 2019

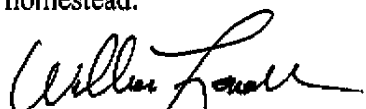

Richard Valentino


~~Rebecca Valentino~~

State of VIRGINIA, County of FAIRFAX ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard Valentino and ~~Rebecca Valentino~~, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this MARCH 28 2019


NOTARY PUBLIC



MAIL TO:
Law Office of C. Shawn Jones
708 Chirch Street, Suite 235
Evanston, IL 60201

SEND SUBSEQUENT TAX BILLS TO:
Vincent Walsh and Nicole Dannehower
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Clerk's Office