

UNOFFICIAL COPY

WARRANTY DEED Tenancy by the Entirety

Doc#: 1911355024 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/23/2019 08:46 AM Pg: 1 of 3

MAIL TO:

Nickolas G. Pappas
Pappas Law Offices PC
4753 N. Broadway Street, Suite #528
Chicago, IL 60640

Dec ID 20190401646960
ST/CO Stamp 0-202-199-968 ST Tax \$485.00 CO Tax \$242.50
City Stamp 1-432-886-176 City Tax: \$5,092.50

NAME & ADDRESS OF TAXPAYER:

Daniel Kelber and Laura Luckman Kelber
3415 N. Kilpatrick Avenue
Chicago, IL 60641

GRANTOR(S), Vino Vijayan, married to Katherine Vijayan, and Vidhu Thomas, married to Thomas Varied, of 3415 Kilpatrick Avenue, Unit N, Chicago, IL 60641, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid,
CONVEY(S) and WARRANT(S) to the GRANTEE(S), Daniel Kelber and Laura Luckman Kelber of _____, as tenants by the entirety, all interest in the following described real estate situated in Cook County and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT A

Permanent Index No(s): 13-22-309-018-0000
Property Address: 3415 N. Kilpatrick Avenue, Chicago, IL 60641

THIS IS NOT HOMESTEAD AS TO KATHERINE VIJAYAN AND THOMAS VARIED

SUBJECT TO:

(1) General real estate taxes for the year 2018 and subsequent years. (2) Covenants, conditions and restrictions of record, and building lines and easements, if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois and to have and to hold said premises as tenants by the entirety forever.

DATED this X 12 day of X April, 2019.



Vino Vijayan

REAL ESTATE TRANSFER TAX		22-Apr-2019
COUNTY:	242.50	
ILLINOIS:	485.00	
TOTAL:	727.50	
13-22-309-018-0000 20190401646960 0-202-199-968		

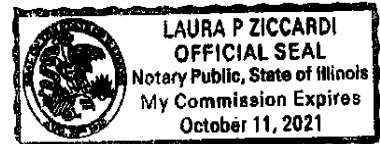
STATE OF IL COUNTY OF Cook ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Vino Vijayan, married to Katherine Vijayan, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and individually and jointly acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this X 12th day of April, 2019



Notary Public



My commission expires X 10/11/21

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph , Section 4,
Real Estate Transfer Act
Date: _____
Signature: _____

Prepared by:
Anselmo Lindberg & Associates LLC
1771 W. Diehl Road, Suite 120
Naperville, IL 60563

FIDELITY NATIONAL TITLE 0019007590

REAL ESTATE TRANSFER TAX		22-Apr-2019
CHICAGO:	3,637.50	
CTA:	1,455.00	
TOTAL:	5,092.50	
13-22-309-018-0000 20190401646960 1-432-886-176		

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

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Permanent Index No(s): 13-22-309-018-0000

Property Address: 3415 N. Kilpatrick Avenue, Chicago, IL 60641

DATED this X 12 day of X April, 2019.

X Vidhu Thomas
Vidhu Thomas

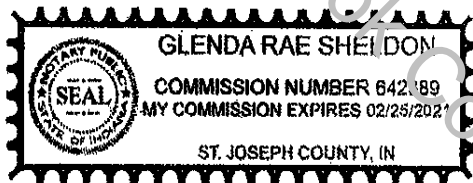
STATE OF Indiana COUNTY OF St. Joseph ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Vidhu Thomas, married to Thomas Varied, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and individually and jointly acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this X 12 day of April, 2019

X Glenda Rae Sheldon
Notary Public

My commission expires X 02/25/2021



St. Joseph County Clerk's Office

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EXHIBIT A

THE NORTH 1/2 OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 8 IN BLOCK 3 IN SMITH'S ADDITION TO IRVING PARK, A SUBDIVISION OF THE EAST 40 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 5 ACRES OF THE SAID WEST 1/2 OF THE SOUTHWEST 1/4) ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1871 AND RECORDED JANUARY 3, 1972 IN BOOK 173 OF MAPS, PAGE 67, AND BOOK 1 OF PLATS, PAGE 13 RESPECTIVELY; RUNNING THENCE NORTH ALONG THE EAST LINE OF NORTH KILPATRICK AVENUE, 66 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 25 IN BLOCK 2 IN SAID ADDITION, RUNNING THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 25, 125 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID LOT 25, BEING THE WEST LINE OF ALLEY, RUNNING THENCE SOUTH ALONG THE WEST LINE OF SAID ALLEY, 66 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 8 IN BLOCK 3, AFORESAID, THENCE WEST ALONG THE NORTH LINE OF SAID LOT 8 IN BLOCK 3, AFORESAID, THENCE WEST ALONG THE NORTH OF SAID LOT 8 TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office