

UNOFFICIAL COPY

19 0169

WARRANTY DEED Tenancy by the Entirety

Doc#: 1911301061 Fee: \$50.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/23/2019 10:51 AM Pg: 1 of 2

THE GRANTORS, PATRICK H.
BACCELLIERI and ANN MARIE
RYAN, husband and wife, of 2569
W. Argyle St., Chicago, IL 60625,
County of Cook, State of Illinois,
for and in consideration of TEN

Dec ID 20190401643304
ST/CO Stamp 1-445-342-112 ST Tax \$665.00 CO Tax \$332.50
City Stamp 0-393-227-168 City Tax: \$6,982.50

DOLLARS and other good and
valuable considerations in hand paid,
CONVEY and WARRANT to

Philip J. Syvertsen
Page Syversten and Phillip Syversten, wife and husband, of 1713 N. Honor St., Unit 2, Chicago, IL
60622, not as Joint Tenants or Tenants in Common, but as TENANTS BY THE ENTIRETY, all interest
in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Syvertsen

See attached legal description.

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 as wife and husband, not as Joint Tenants or
Tenants in Common, but as TENANTS BY THE ENTIRETY forever.

Permanent Real Estate Index Number: 13-12-415-004-0000

Address of Real Estate: 2569 West Argyle Street, Chicago, Illinois 60625

Dated this 15th day of APRIL, 2019

[Signature of Patrick H. Baccellieri]

PATRICK H. BACCELLIERI

(SEAL)

[Signature of Ann Marie Ryan]

ANN MARIE RYAN

(SEAL)

State of Illinois, County of Cook, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY
CERTIFY that Patrick H. Baccellieri and Ann Marie Ryan, husband and wife, personally known to me to
be the same persons whose names are subscribed to 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 15th day of APRIL, 2019

[Signature of Notary Public]

NOTARY PUBLIC



1/2

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Legal Description

LOT 19 IN CHARLES TOELLE'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.



SUBJECT ONLY TO: 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; HOMEOWNERS OR CONDOMINIUM ASSOCIATION DECLARATION AND BYLAWS, IF ANY; AND GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.


This instrument was prepared by: Judith E. Fors, 4669 N. Manor Ave., Chicago, IL 60625

Mail to: Boris Djulabic
D & O Law Group, LLC
15426 S. 70th Ct., Ste. 200
Orland Park, IL 60462

FORT DEARBORN LAND TITLE COMPANY
1370 MEADOW ROAD
NORTHBROOK, ILLINOIS
60062

Send subsequent tax bills to: Page and Phillip Syversten
2569 W. Argyle St.
Chicago, IL 60625

REAL ESTATE TRANSFER TAX		17-Apr-2019
	COUNTY:	332.50
	ILLINOIS:	665.00
	TOTAL:	997.50
13-12-415-004-0000 20190401643304 1-445-342-112		

REAL ESTATE TRANSFER TAX		17-Apr-2019
	CHICAGO:	4,987.50
	CTA:	1,995.00
	TOTAL:	6,982.50 *
13-12-415-004-0000 20190401643304 0-393-227-168		
* Total does not include any applicable penalty or interest due.		