

# UNOFFICIAL COPY

Doc#: 1917255164 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 06/21/2019 11:41 AM Pg: 1 of 3

Dec ID 20190601609649  
ST/CO Stamp 2-094-968-928 ST Tax \$407.00 CO Tax \$203.50  
City Stamp 0-463-196-256 City Tax: \$4,273.50

**WARRANTY DEED**  
**ILLINOIS STATUTORY**  
**Individual**

THE GRANTORS, Richard Duffin and Grace Duffin, husband and wife, of the Village of Orland Park, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Drew P. Grimm and Heather M. Boritzke, husband and wife, of 2233 N. Lincoln Av., #3, Chicago, IL, not as tenants in common nor joint tenants, 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:

SFE ATTACHED LEGAL DESCRIPTION

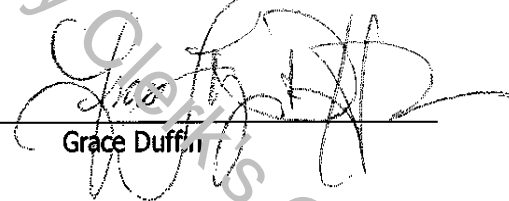
SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate, and General real estate taxes for the year 2018 and subsequent years; Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-25-225-051-1006

Address(es) of Real Estate: 2828 N. Talman Avenue, Unit C-6, also known as Unit D, Chicago, IL 60618


Dated this 19th day of June 2019

X   
Richard Duffin

X   
Grace Duffin



FIDELITY NATIONAL TITLE

CH19013054  
182

REAL ESTATE TRANSFER TAX	20-Jun-2019
 CHICAGO:	3,052.50
CTA:	1,221.00
TOTAL:	4,273.50 *

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

REAL ESTATE TRANSFER TAX	20-Jun-2019
 COUNTY:	203.50
 ILLINOIS:	407.00
TOTAL:	610.50

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STATE OF IL, COUNTY OF COOK ss.

I the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Richard Duffin and Grace Duffin**, personally known 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 19 day of June, 2019.



[Signature] (Notary Public)

**Prepared by:**

Sean B. Dore  
Duffin & Dore, LLC  
1900 Ravinia  
Orland Park, IL 60462

**Mail to:**

1 North Wacker Drive  
Chicago, IL 60606  
PWC  
Attn: Drew Grimm

**Name and Address of Taxpayer:**

Drew Grimm  
2828 N Talman Ave  
Unit D  
Chicago, IL 60618

Property of Cook County Clerk's Office

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## EXHIBIT A

**Order No.:** CH19013054

**For APN/Parcel ID(s):** 13-25-225-051-1006

**For Tax Map ID(s):** 13-25-225-051-1006

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**PARCEL 1:**

UNIT NO. C-6 IN DAIRY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS IN MARY WOLFGRAM'S SUBDIVISION OF THE SOUTH 5 ACRES EAST OF THE RAILROAD OF LOT 6 IN RICHON AND BOWENMASTER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF THE VACTED ALLEY BETWEEN SAID LOTS LYING NORTH OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD AND SOUTH OF A LINE DRAWN FROM THE NORTHEAST CORNER OF THE SOUTH 9 FEET OF LOT 47 AFORESAID TO THE NORTHWEST CORNER OF THE SOUTH 9 FEET OF LOT 32 AFORESAID, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99662122 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENT FOR THE BENEFIT OF PARCEL 1 TO PARK A VEHICLE IN SPACE B-7 (NORTH) LOCATED ON ADJOINING PROPERTY, AND INGRESS AND EGRESS THERETO AS SET FORTH IN THE DECLARATION OF PARKING AND ACCESS EASEMENT RECORDED MARCH 22, 1999 AS DOCUMENT 99274849.