

# UNOFFICIAL COPY

Doc# 1918245030 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/01/2019 10:17 AM Pg: 1 of 3

Dec ID 20190601613098  
ST/CO Stamp 0-385-921-120 ST Tax \$420.00 CO Tax \$210.00  
City Stamp 1-816-899-680 City Tax: \$4,410.00

## WARRANTY DEED

THIS INDENTURE WITNESSETH,  
that the Grantors, KATHLEEN MAGUIRE  
AND CHRISTOPHER MUELLER, a  
married couple, of the City of Chicago,  
County of Cook, and State of Illinois,  
for and in consideration of TEN AND  
NO/100 DOLLARS (\$10.00), and  
other good and valuable consideration  
in hand paid, receipt of which is hereby  
acknowledged, Convey and Warrant unto

Brian David Schramm and Melissa Nielsen, \* Not as tenants in Common but  
4906 N. Talman Ave. Unit 1, Chicago IL. 60625 as tenant by the entirety  
as husband and wife.  
\* husband and wife MI

the following described real estate, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

P.I.N.: 13-13-201-028-1007

COMMON ADDRESS: 2751 W. GIDDINGS ST. <sup>APT</sup> 2W, CHICAGO, IL 60625

SUBJECT TO: Covenants, conditions, restrictions, and easements of record; general real estate taxes for  
the year 2019 and subsequent years.

situated in Cook County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead  
Exemption Laws of the State of Illinois.

Dated this 15th day of May 2019.

STEWART TITLE  
700 E. Dahl Road, Suite 180  
Naperville, IL 60563

Kathleen Maguire  
KATHLEEN MAGUIRE

Christopher Mueller  
CHRISTOPHER MUELLER

01146-63661 2 of 3

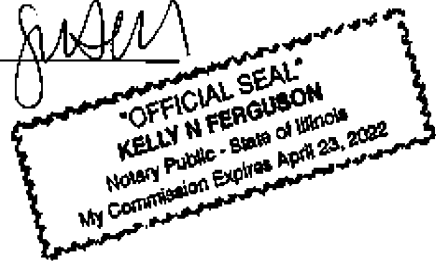
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STATE OF Illinois }  
COUNTY OF Cook }

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that KATHLEEN MAGUIRE, married to CHRISTOPHER MUELLER, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal, this 13<sup>th</sup> day of May 2019.

Kelly Ferguson  
Notary Public

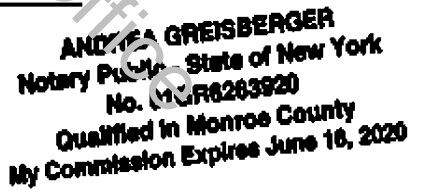


STATE OF New York }  
COUNTY OF Monroe }

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that CHRISTOPHER MUELLER, married to KATHLEEN MAGUIRE, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal, this 15 day of May 2019.

Andrea Greisberger  
Notary Public



Future Taxes to Property Address  
OR to:

Brian David Schramm  
2751 W. Giddings St Apt 2w  
Chicago IL 60645

Return this document to:

Brian David Schramm  
2751 W. Giddings St Apt 2w  
Chicago IL 60645  
↑ grantee address


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## EXHIBIT "A"

### -----LEGAL DESCRIPTION-----



Parcel 1: Unit 2751-2 in Giddings Landing Condominium as delineated on a survey of the following described real estate: Lots 17 and 18 in Block 26 in Ravenswood Gardens, a Subdivision of that part of the West 1/2 of the Northeast 1/4 and the east 1/2 of the Northwest 1/4 of Section 13, Township 40 North, Range 13, East of the Third Principal Meridian, lying Northeast of the Sanitary District Right of Way (Except the Right of Way of the Northwestern elevated railroad), which survey is attached as Exhibit A to the Declaration of Condominium recorded as Document 97116785; together with its undivided percentage interest in the Common Elements, Cook County, Illinois.

Parcel 2: The Exclusive right to the use of P-2, a limited common element, as delineated on the survey attached to the Declaration aforesaid recorded as Document 97116785.

REAL ESTATE TRANSFER TAX		27-Jun-2019
	CHICAGO:	3,150.00
	CTA:	1,260.00
	TOTAL:	4,410.00 *

13-13-201-028-1007 | 20190601613098 | 1-816-889-680

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

REAL ESTATE TRANSFER TAX		27-Jun-2019
	COUNTY:	210.00
	ILLINOIS:	420.00
	TOTAL:	630.00

13-13-201-028-1007 | 20190601613098 | 0-385-821-120