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**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTORS (NAME AND ADDRESS)

Jennifer Braverman and Thomas J. Mayers
1457 W. Leland Ave., Unit 1
Chicago, IL 60640

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607



Doc# 1929813097 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/25/2019 11:46 AM PG: 1 OF 5

(The Above Space for Recorder's Use Only)

THE GRANTORS Jennifer Braverman, an unmarried person, and Thomas J. Mayers, an unmarried person, of 1457 W. Leland Ave., Unit 1, Chicago, Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Timothy Whalen and Sarah Whalen, ~~a married couple~~, of Chicago, Illinois, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

not a tenants in common, nor as joint tenants, but as tenants by the entirety (JB)

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-17-107-042-1001

husband and wife

Property Address: 1457 W. Leland Ave., Unit 1, Chicago, IL 60640

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 not due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

Dated this 9th day of October, 2019.

Jennifer Braverman

Thomas J. Mayers

S ✓
P 5
S —
M —
SC ✓
E —
INT #

UNOFFICIAL COPY

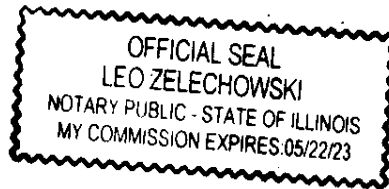
STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jennifer Braverman and Thomas J. Mayers 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 in the 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 notarial seal, this 9th day of October, 2019.



Notary Public



THIS INSTRUMENT PREPARED BY
Leon Zelechowski, Ltd.
111 W. Washington Street, Suite 1110
Chicago, IL 60602

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

TIM WHALEN →
1457 W LELAND 1E
CHICAGO, IL 60640

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNIT 1457-1 IN THE LELAND PARKVIEW CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: THE WESTERLY 46 FEET (AS MEASURED ALONG THE SOUTHERLY LINE) OF LOT 299 IN SHERIDAN DRIVE SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0720115064, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-1457-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0720115064.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

21-Oct-2019



CHICAGO:

2,568.75

CTA:

1,027.50

TOTAL:

3,596.25 *

14-17-107-042-1001 | 20191001618230 | 0-571-391-584

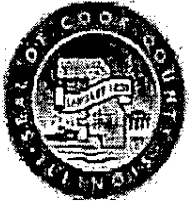
* Total does not include any applicable penalty or interest due.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

21-Oct-2019



COUNTY:	171.25
ILLINOIS:	342.50
TOTAL:	513.75

14-17-107-042-1001

| 20191001618230 | 1-224-334-944