

UNOFFICIAL COPY

GLT

WARRANTY DEED

TENANTS BY THE ENTIRETY

41043409 & 1/2

THE GRANTORS, FABIO MELO and MARIANELLA FORTOUL FRIAS, married to each other, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to

LINDSEY S. SPIVEY and JOSEPH M. SPIVEY
1801 W. Diversey Ave., #2, Chicago, Illinois 60614

married to each other, not as joint tenants or tenants in common but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

"See Legal Description"

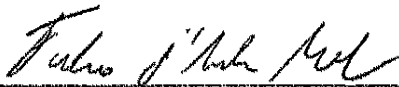
SUBJECT TO: 2018 and subsequent years real estate taxes.
Covenants, conditions and restrictions of record.

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 husband and wife not as joint tenants or tenants in common, but as Tenants by the Entirety forever.

P.I.N.:14-30-403-150-0000

Commonly known as: 2650 North Hartland Court, Chicago, Illinois 60614

Dated this 20 day of April, 2019.



FABIO MELO



MARIANELLA FORTOUL FRIAS

Prepared by: Edwin H. Shapiro, Attorney at Law
1111 Plaza Drive, Suite 570, Schaumburg, IL 60173

Mail to: ~~Matt Rich, Attorney at Law~~
~~4301 N. Damen Ave., Chicago, Illinois 60618~~

Send tax bills to: ^{S.} Lindsey Spivey
2650 N. Hartland Court, Chicago, IL 60614

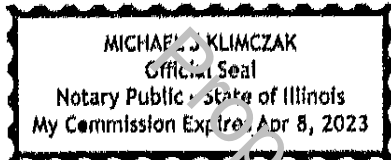
Doc# 1931655079 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/12/2019 09:25 AM Pg: 1 of 3

Dec ID 20191001630768
ST/CO Stamp 0-226-963-808 ST Tax \$677.50 CO Tax \$338.75
City Stamp 0-449-679-712 City Tax: \$7,113.75

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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, DO HEREBY CERTIFY that FABIO MELO to MARIANELLA FORTOUL FRIAS 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 signed, sealed and delivered the said instrument as his 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 1ST day of JUNE, 2019.



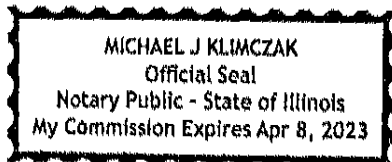
(NOTARY STAMP)

Michael J. Klimczak

 NOTARY PUBLIC

State of IL, County of COOK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARIANELLA FORTOUL FRIAS married to FABIO MELO 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 she signed, sealed and delivered the said instrument as her 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 1ST day of JUNE, 2019.



(NOTARY STAMP)

Michael J. Klimczak

 NOTARY PUBLIC

REAL ESTATE TRANSFER TAX		07-Nov-2019	
	COUNTY:		338.75
	ILLINOIS:		877.50
	TOTAL:		1,016.25
14-30-403-150-0000 20191001630768 0-226-963-808			

REAL ESTATE TRANSFER TAX		07-Nov-2019	
	CHICAGO:		5,081.25
	CTA:		2,032.50
	TOTAL:		7,113.75 *
14-30-403-150-0000 20191001630768 0-449-679-712			

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

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LEGAL DESCRIPTION

PARCEL 1: LOT TH-19 IN THE HARTLAND PARK SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 3 IN THE NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 20, 2004 AS DOCUMENT NUMBER 0435534098, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0529903128 FOR SUPPORT, PARTY WALLS, UTILITIES, ACCESS AND PUBLIC SERVICES, IN COOK COUNTY, ILLINOIS.

PARCEL 3: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0529903128, FOR ACCESS TO AND USE OF TH-STAIR-5, IN COOK COUNTY, ILLINOIS.

PARCEL 4: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NO. 0528418110 AND RE-RECORDED AS DOCUMENT NO. 0528527027, IN COOK COUNTY, ILLINOIS.

PARCEL 5: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED BY DEED RECORDED AS DOCUMENT 15751224 AND AMENDED BY AGREEMENT RECORDED AS DOCUMENT NUMBER 90188588 AND RE-RECORDED AS DOCUMENT NUMBER 90235681, IN COOK COUNTY, ILLINOIS.

PARCEL 6: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE GRANT OF EASEMENTS RECORDED AS DOCUMENT NO. 26809313, IN COOK COUNTY, ILLINOIS.

PARCEL 7: EASEMENT FOR OPERATION, MAINTENANCE, REPAIR, INSPECTION AND REPLACEMENT OF EXISTING UTILITIES FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE GRANT OF EASEMENTS RECORDED AS DOCUMENT NO. 26809313, IN COOK COUNTY, ILLINOIS.

PARCEL 8: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY CONSTRUCTION AND EASEMENT AGREEMENT RECORDED AS DOCUMENT NO. 0020976372, IN COOK COUNTY, ILLINOIS. PARCEL 9: EASEMENT FOR INGRESS AND EGRESS CREATED BY THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. 0321318043, IN COOK COUNTY, ILLINOIS.