

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 2025515168 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/11/2020 03:15 PM Pg: 1 of 3

### MAIL TO:

Grantee at Property  
5117 N. Ashland Ave. Unit 1N  
Chicago IL 60640

Dec ID 20200701620618  
ST/CO Stamp 1-780-246-240 ST Tax \$295.00 CO Tax \$147.50  
City Stamp 0-601-843-424 City Tax: \$3,097.50

### SEND TAX BILLS TO:

Grantee at property  
5117 N. Ashland Ave Unit 1N  
Chicago IL 60640

THE GRANTORS, R. KEITH PHIPPS and STEPHANIE KUENN, married to each other, both of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS AND 00/100 in hand paid, CONVEY and WARRANT to MATTHEW HODAPP and LYNNETTE MIRANDA, married to each other, both of 1851 W. Cuyler, Unit 2, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, NOT AS TENANTS IN COMMON NOR AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BUT AS TENANTS BY THE ENTIRETY, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Subject to: general real estate taxes for 2020 and subsequent years; and covenants, conditions and restrictions of record, building lines and easements, if any so long as they do not underlie the improvements to the property, so long as none of the covenants, conditions and restrictions of record, building lines and easements interfere with the current use and enjoyment of the property, and so long as neither a forfeiture nor a reversion results upon such violation.

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 forever.

Permanent Real Estate Index Number: 14-08-303-014-1001

Address of Real Estate: 5117 N. ASHLAND AVENUE, UNIT 1N, CHICAGO, ILLINOIS 60640

BW20051140 1/2  
Baird & Warner Title Services, Inc.  
475 North Marquette  
Suite 120  
Schaumburg, IL 60173

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## WARRANTY DEED

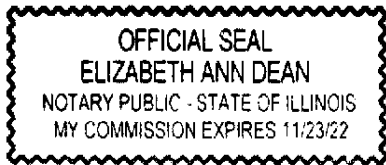
DATED this 6 day of July, 2020.

x R. Keith Phipps  
R. KEITH PHIPPS

x Stephanie Kuenn  
STEPHANIE KUENN

STATE OF ILLINOIS, COUNTY OF COOK ss. I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that R. KEITH PHIPPS and STEPHANIE KUENN, married to each other, are 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 6 day of July, 2020.



Elizabeth Ann Dean  
Notary Public

This instrument prepared by: Rosemary S. Mulryan, Attorney at Law, 4001 N. Wolcott Avenue, Chicago, Illinois 60613

REAL ESTATE TRANSFER TAX		16-Jul-2020
CHICAGO:		2,212.50
CTA:		885.00
<b>TOTAL:</b>		<b>3,097.50 *</b>

14-08-303-014-1001 | 20200701620618 | 0-801-843-424

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

REAL ESTATE TRANSFER TAX		16-Jul-2020
COUNTY:		147.50
ILLINOIS:		295.00
<b>TOTAL:</b>		<b>442.50</b>

14-08-303-014-1001 | 20200701620618 | 1-780-246-240

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UNIT 1-N IN THE ROYALTON CONDOMINIUM. AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
LOTS 7 AND 8 (EXCEPT THAT PART OF LOTS 7 AND 8 LYING WEST OF A LINE DRAWN THROUGH A POINT IN THE SOUTH LINE OF WINONA STREET 54.46 FEET EAST OF THE WEST LINE OF SAID SECTION 8 THROUGH A POINT IN THE NORTH LINE OF CARMEN AVENUE 52.48 FEET EAST OF THE WEST LINE OF SAID SECTION 8) IN THE SUBDIVISION OF LOT 2 IN BLOCK 2 IN ANDERSONVILLE, BEING A SUBDIVISION OF PARTS OF SECTIONS 7 AND 8, 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 NUMBER 96685870, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**Permanent Index Number(s):**  
14-08-303-014-1001

**Note for Informational Purposes Only, Commonly known as:**  
5117 North Ashland Avenue, Unit 1N, Chicago, IL 60640

Property of Cook County Clerk's Office