

UNOFFICIAL COPY

Doc#: 2333933336 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/05/2023 01:39 PM Pg: 1 of 3

Dec ID 20231101673633
ST/CO Stamp 0-478-752-720 ST Tax \$835.00 CO Tax \$417.50
City Stamp 1-696-149-456 City Tax: \$8,767.50

**WARRANTY DEED
ILLINOIS STATUTORY
TENANCY BY THE ENTIRETY**

DT23-95858 1/2

(The Above Space for Recorder's Use Only)

THE GRANTORS Patrick A. Tranmer and Daniel P. Ryan, a married couple, of 831 West Ainslie Street, Unit 1, Chicago, IL 60640 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Timothee J. Baltz and Lillian C. Sullivan, husband and wife, not as tenants in common, nor as joint tenants, 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 ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-08-417-057-1003

Property Address: 831 West Ainslie Street, Unit 1, Chicago, IL 60640

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

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.

PROPER TITLE, LLC

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Dated this 8 day of November, 2023.

X *Patrick A. Tranmer*

Patrick A. Tranmer

X *Daniel P. Ryan*

Daniel P. Ryan

STATE OF Illinois)
) SS,
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Patrick A. Tranmer and Daniel P. Ryan, 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 8 day of November, 2023.



Cynthia Ramirez
Notary Public

THIS INSTRUMENT PREPARED BY

Michelle Laiss
1530 West Fullerton Avenue
Chicago, IL 60614

MAIL TO:
Judy DeAngelis
The Law office of Judy DeAngelis
767 Walton Lane
Grayslake, IL 60030

SEND SUBSEQUENT TAX BILLS TO:

Timothee J. Baltz
831 West Ainslie Street
Unit 1
Chicago, IL 60640

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 1 IN THE 831 WEST AINSLIE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 16 (EXCEPT THE WEST 22 FEET THEREOF) AND ALL OF LOT 17 IN VON PLATEN'S RESUB DIVISION OF LOTS 5 TO 18, INCLUSIVE, IN CASTLEWOOD, BEING A SUBDIVISION OF THAT PART OF LOT 4 IN FUSSEY AND FENNIMORE'S SUBDIVISION OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF CENTER LINE OF SHERIDAN ROAD AND NORTH OF THE NORTH LINE OF THE SOUTH 5.20 CHAINS OF SAID SECTION 8, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0515227053 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF PARKING SPACE P-4 AND P-5, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0515227053.

14-08-417-057-1003