

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)

Joint-Tenants *57C646953 1/1*



Doc#: 1223026377 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/17/2012 02:00 PM Pg: 1 of 2

THE GRANTOR(S), Gary Hartig, a married man* and Richard Theis, a married man*, of the County of Cook and State of Illinois, for the consideration of \$10.00 and other valuable consideration, in hand paid, does hereby **CONVEY** and **(A)**

WARRANT to Victor Ramirez, Vanessa; *Nevarez* and Rosa M Ramirez, not as tenants-in-common, but as joint-tenants, the following described Real Estate, situated in the County of Cook State of Illinois, to wit:

*This is not homestead property

SEE ATTACHED

ADDRESS OF PROPERTY: 6120 W Waveland, Chicago, IL 60634

PROPERTY INDEX NUMBER: 13-20-119-030-0000

SUBJECT ONLY TO THE FOLLOWING, IF ANY: covenants, conditions and restrictions of record so long as they do not interfere with Purchasers use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements.

DATED 7/31/12, 2012

[Signature]
Gary Hartig

[Signature]
Richard Theis

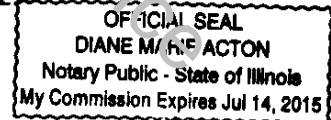
STATE OF ILLINOIS, COUNTY OF Cook: SS

The undersigned, a Notary Public in State aforesaid, **DO HEREBY CERTIFY** that Gary Hartig and Richard Theis, personally known to me to be the same person whose name subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered the said instrument as *their* free and voluntary act, for the uses and purposes therein set forth, including the release/waiver of the right of homestead.

Given under my hand and official seal this

7/31, 2012

[Signature]
Notary Public



THIS INSTRUMENT PREPARED BY: Tracey A Rapp, 535 S Elizabeth ST, Lombard. IL 60148

MAIL TO:

Nery & Richardson LLC
4258 W. 63rd St.
Chicago, IL 60629

MAIL SUBSEQUENT TAX BILLS TO:

Grantees address
Victor Ramirez,
6120 W Waveland
Chicago, IL 60634

STEWART TITLE COMPANY
2055 West Army Trail Road, Suite 110
Addison, IL 60101
650-889-4000

S y
P g
S N
SC y
INT [Signature]


File Number: TM306140



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LEGAL DESCRIPTION

LOT 250 IN ALBERT J. SCHORSCH IRVING PARK BOULEVARD GARDENS 9TH ADDITION, A SUBDIVISION OF THE SOUTH 3/4 EXCEPT THE SOUTH 2.643 ACRES THEREOF AND ALL STREETS AND ALLEYS, HERETOFORE DEDICATED, OR OPENED BY CONDEMNATION PROCEEDINGS OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 6120 West Waveland
Chicago IL 60634

| | |
|---|--------------------------|
| REAL ESTATE TRANSFER | 08/08/2012 |
|  | CHICAGO: \$922.50 |
| | CTA: \$369.00 |
| | TOTAL: \$1,291.50 |
| 13-20-119-03-1-0000 20120701606793 7RV9F8 | |

| | |
|---|---------------------------|
| REAL ESTATE TRANSFER | 08/08/2012 |
|   | COOK: \$61.50 |
| | ILLINOIS: \$123.00 |
| | TOTAL: \$184.50 |
| 13-20-119-030-0000 20120701606793 SDTSCR | |

Property of Cook County Clerk's Office