

UNOFFICIAL COPY



WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 1236147011 Fee: \$40.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/26/2012 11:30 AM Pg: 1 of 2

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THE GRANTOR, WAYNE F. DEMARCO, not individually, but as TRUSTEE OF THE NANCY DEMARCO TRUST DATED September 30, 2011 for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Samuel Sandoval and Cristina Sandoval, husband and wife, not as tenants in common but as tenants by the entirety of Chicago, Illinois

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lot 3 In Robert Andrew Dunlop's Resubdivision of Lots 1 to 24 inclusive in Block 54, in Ironworkers' Addition, being a Subdivision of the West 1/2 of the Northwest 1/4 of Section 17, Township 37 North, Range 15, East of the Third Principal Meridian, according to the Plat thereof registered as Document 1341736, in Cook County, Illinois.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants or record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

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

Permanent Real Estate Index Number (s): 26-17-119-041-0000

Address of Real Estate: 10808 S. Ewing Avenue, Chicago, IL 60617

Dated this 10th day of December, 2012

Wayne F. DeMarco TR
Wayne F. DeMarco, as Trustee of the
Nancy DeMarco Trust dated 9-30-11

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Wayne F. DeMarco, as Trustee of the Nancy A. DeMarco Trust dated September 30, 2011, 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 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 official seal, this 10th day of December, 2012.




Melissa A. Flowers (Notary Public)



Prepared By: J. Christian Manalli
Evans, Loewenstein, Shimano/sky & Moscardini, Ltd.
130 S. Jefferson Street, Suite 350
Chicago, Illinois 60661

Mail to: Laurence A. Velchek, Esq.
9130 S. Houston Avenue
Chicago, IL 60617

Name & Address of Taxpayer: Samuel Sandoval & Cristina Sandoval
10808 S. Ewing Avenue
Chicago, IL 60617

| REAL ESTATE TRANSFER | 12/19/2012 |
|--|-------------------|
|  CHICAGO: | \$825.00 |
| CTA: | \$330.00 |
| TOTAL: | \$1,155.00 |

26-17-119-041-0000 | 20121201600025 | JYBTUR

| REAL ESTATE TRANSFER | 12/19/2012 |
|---|-----------------|
|   COOK | \$55.00 |
| ILLINOIS: | \$110.00 |
| TOTAL: | \$165.00 |

26-17-119-041-0000 | 20121201600025 | XKGXZ9