

# UNOFFICIAL COPY



Doc#: 1301601155 Fee: \$40.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/16/2013 03:32 PM Pg: 1 of 2

## WARRANTY DEED

Statutory (Illinois)  
(Individual to Individual)

MAIL TO:  
Tobias Lepke  
2432 W. Polk St.  
Chicago, IL 60612

NAME & ADDRESS OF TAXPAYER:

TOBIAS LEPKE  
2432 WEST POLK ST  
CHICAGO, IL. 60602  
60612

### RECORDER'S STAMP

THE GRANTORS: JOANNE D. DEGERATTO, UNMARRIED AND THOMAS B. DEGERATTO, UNMARRIED, of the CITY OF CHICAGO, County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) AND NO/100 DOLLARS and other good and valuable considerations in hand paid, CONVEY AND WARRANT TO TOBIAS LEPKE 2432 S. Washburn #3W Chgo IL 60608 (GRANTEE'S ADDRESS), County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

LOT 39 IN S.W. RAWSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

**SUBJECT TO:** (a) general 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 of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utilities 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.

Permanent Index Number(s): 16-13-411-034-0000  
Property Address: 2432 W. POLK, CHICAGO, IL. 60606 60612  
Str.

DATED this 7<sup>th</sup> day of JANUARY, 2013

Joanne DeGeratto (SEAL)  
JOANNE D. DEGERATTO

Thomas B. DeGeratto (SEAL)  
THOMAS B. DEGERATTO

P.N.E.N.

S Y  
P 2  
S N  
SC N  
INT SR

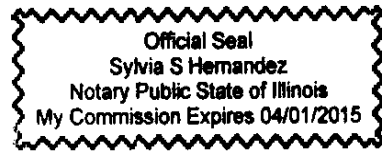
# UNOFFICIAL COPY

STATE OF ILLINOIS) ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JOANNE D. DEGERATTO, UNMARRIED AND THOMAS B. DEGERATTO, UNMARRIED, personally known to me to be the same person(s) 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 seal this 7<sup>th</sup> day of JANUARY, 2013

[Signature]  
Notary Public



My commission expires on [Signature] 01/07/13

### COUNTY - ILLINOIS TRANSFER STAMPS

REAL ESTATE TRANSFER	01/09/2013
<b>COOK</b>	\$51.00
<b>ILLINOIS:</b>	\$102.00
<b>TOTAL:</b>	\$153.00
16-13-411-034-0000   20130101600910   8Q3H7G	

EXEMPT UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_ SECTION 4, REAL ESTATE TRANSFER ACT.  
NAME AND ADDRESS OF PREPARER: PTAK & ROONEY, Attorneys at Law  
5717 West 35th Street  
Cicero, IL 60804  
phone: 708-656-2252

Buyer, Seller or Representative

REAL ESTATE TRANSFER	01/09/2013
<b>CHICAGO:</b>	\$765.00
<b>CFA:</b>	\$306.00
<b>TOTAL:</b>	\$1,071.00
16-13-411-034-0000   20130101600910   LM3TK0	

\*\*This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).