

# UNOFFICIAL COPY

**PREPARED BY:**

Michael J. Cornfield  
153 North Milwaukee Avenue  
Chicago, IL 60646



Doc#: 1323304142 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/21/2013 02:54 PM Pg: 1 of 2

**MAIL TAX BILL TO:**

Johnny Perez and Ana K. Perez  
3554 N. Narragansett Ave.  
Chicago, IL 60634

**MAIL RECORDED DEED TO:**

Beatriz Betancourt  
Attorney At Law  
2457 N. Milwaukee Ave.  
Chicago, IL 60647

## JOINT TENANCY WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), Anne M. Lynch as Trustee of the Mary Lynch Trust dated 2/22/2013, Trust #1, of the City of Newton, State of Massachusetts, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Johnny Perez and Ana K. Perez, of 3735 N. Sunnyside Ave., Chicago, Illinois 60634, not as Tenants in Common but as Joint Tenants, all right title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

THE NORTH 32 FEET OF THE SOUTH 37 FEET OF LOT 1 IN BLOCK 4 IN OLIVER L. WATSON'S MAPLE GROVE ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART OF THE SOUTH EAST QUARTER WHICH LIES EAST OF THE RIGHT OF WAY OF THE CHICAGO MILWAUKEE AND SAINT PAUL RAILWAY COMPANY AND NORTH OF THE SOUTH 90 ACRES OF SAID QUARTER SECTION IN SECTION 19, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THE EAST 2 RODS OF SAID PREMISES FOR PUBLIC HIGHWAYS).

Permanent Index Number(s): 13-19-407-018-0000

Property Address: 3554 N. Narragansett Ave., Chicago, IL 60634

Subject, however, to the general taxes for the year of 2013 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

TO HAVE AND TO HOLD said premises not in TENANCY IN COMMON but in JOINT TENANCY forever.

Dated this 6TH day of August, 2013

Anne M. Lynch as Trustee of the Mary Lynch Trust dated  
2/22/13, #1

By

Anne M. Lynch

**REAL ESTATE TRANSFER** 08/09/2013

CHICAGO: \$885.00  
CTA: \$354.00  
TOTAL: \$1,239.00

13-19-407-018-0000 | 20130801600352 | 04UVFN

**REAL ESTATE TRANSFER** 08/09/2013

COOK \$59.00  
ILLINOIS: \$118.00  
TOTAL: \$177.00

13-19-407-018-0000 | 20130801600352 | 1RPTKX

Attorneys' Title Guaranty Fund, Inc.

1 S. Wacker Dr., STE 2400

Chicago, IL 60606-4650

Check Department

S Y  
P 2  
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INT AB

## 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 Anne M. Lynch as Trustee of the Mary Lynch Trust dated 2/22/13, Trust #1, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument, as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

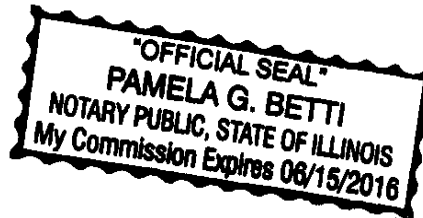
Given under my hand and notarial seal, this 6th day of August, 2013

Pamela G. Betti

Notary Public

My commission expires: 6/15/2016

Exempt under the provisions of paragraph \_\_\_\_\_



Property of Cook County Clerk's Office