

Doc#: 1333634088 Fee: \$64.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/02/2013 02:01 PM Pg: 1 of 3

**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR, SUSAN WAGNER, an unmarried woman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to THOMAS GAWENDA, 1713 W. Wrightwood Ave., of the City of Chicago, 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:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements, acts done by or suffered through Buyer, all special governmental taxes or assessments confirmed and unconfirmed, condominium declaration and bylaw, general real estate taxes not yet due and payable at the time of Closing.

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): 14-29-315-076-0000 & 14-29-315-075-0000
Address of Real Estate: 1232 W. LILL AVE., Chicago, Illinois 60614

Dated this 27 day of November, 2013.

Susan Wagner
SUSAN WAGNER

STERLING TITLE SERVICES, LLC

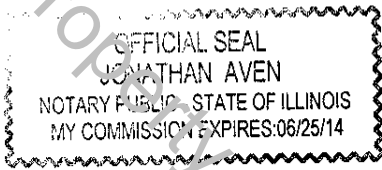
20130008102

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT SUSAN WAGNER, personally known to me to be the same person(s) whose name(s) are 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 official seal, this 27 day of November, 2013.




[Signature] (Notary Public)



Prepared By: Jonathan M. Aven
 180 N. Michigan Ave. #2105
 Chicago, Illinois 60601

Mail To:
 Kent Novit
 Novit & Novit, Ltd.
 100 N. LaSalle St. #1700
 Chicago, IL 60602

Name & Address of Taxpayer:
 THOMAS GAWENDA
 1232 W. LILL AVE.
 Chicago, IL 60614

REAL ESTATE TRANSFER		12/02/2013
	CHICAGO:	\$5,100.00
	CTA:	\$2,040.00
	TOTAL:	\$7,140.00

14-29-315-076-0000 | 20131101600340 | X4R6LG

REAL ESTATE TRANSFER		12/02/2013
	COOK	\$340.00
	ILLINOIS:	\$680.00
	TOTAL:	\$1,020.00

14-29-315-076-0000 | 20131101600340 | 6BR9NN

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American Land Title Association

Commitment
Revised 10-17-92

Commonwealth Land Title Corporation

Commitment Number: 2013000607

**EXHIBIT A
PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

THE EAST 25 FEET OF SUB LOT 25, WEST 25 FEET OF SUB LOT 26, IN DAVID R. LEWIS RESUBDIVISION OF PART OF LEWIS SUBDIVISION OF LOTS 3 AND 4 AND THAT PART OF LOT 13 LYING EAST OF RAILROAD RIGHT-OF-WAY AND SOUTH OF NORTH LINE OF LOT 3 EXTENDED WEST TO SAID RAILROAD RIGHT-OF-WAY, ALL IN COUNTY CLERKS DIVISION OF BLOCK 43 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED ON SEPTEMBER 15, 1914, AS DOCUMENT NUMBER 3592681, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 1232-34 W. LILL AVENUE, CHICAGO, IL., 60614

PIN(S): 14-29-315-076-0000 (AFFECTS LOT 25)
14-29-315-075-0000 (AFFECTS LOT 26)

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(2013000607.PFD/2013000607/7)