

UNOFFICIAL COPY

Warranty Deed

ILLINOIS



1431642003

Doc#: 1431642003 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/12/2014 09:13 AM Pg: 1 of 2

Property of Cook County Clerk's Office

THE GRANTOR(s) ^{Joshua} ~~Joshua~~ Wagner and Carolyn Wagner, a married couple, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) * * * as joint tenants and not tenants in common of Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part here of.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

* * * SCOTT T. NIELSEN, AN UNMARRIED MAN, and MICHELLE C. ANDREWS, AN UNMARRIED INDIVIDUAL
SUBJECT TO: General taxes for 2014 and subsequent years; Covenants, conditions and restrictions of record, if any,

Permanent Real Estate Index Number(s): 09-36-413-026-0000

Address(es) of Real Estate: 6628 N. Octavia Avenue, Chicago, Illinois 60631

The date of this deed of conveyance is October 31, 2014.

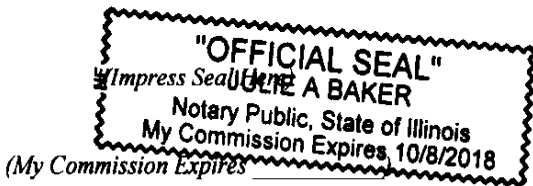
Joshua Wagner

Carolyn Wagner

FIDELITY NATIONAL TITLE 5/12/17
173

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joshua Wagner and Carolyn Wagner personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(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 official seal on 10/31/14

Notary Public

SP2N
SCY
INT

REAL ESTATE TRANSFER TAX		04-Nov-2014
CHICAGO:		2,242.50
CTA:		897.00
TOTAL:		3,139.50

09-36-413-026-0000 | 20141101642526 | 2-031-993-472

REAL ESTATE TRANSFER TAX		04-Nov-2014
COUNTY:		149.50
ILLINOIS:		299.00
TOTAL:		448.50

09-36-413-026-0000 | 20141101642526 | 0-370-539-648

BOX 15

UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as:
6628 N Octavia Avenue, Chicago, Il 60631

Legal Description:

THE NORTH ½ (BY AREA) OF LOT 78 IN MUDAY'S ADDITION TO CHICAGO, OF LOT 1 AND THE NORTHEASTERLY 33 FEET OF LOTS 2,3,4,5, AND 6 IN THE SUBDIVISION OF THAT PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RAILROAD ALSO PART OF BLOCK 26, IN EDISON PARK IN THE TOWN OF MAIN, THE SAID NORTH ½ OF LOT 78 BEING MORE PARTICULARLY DESCRIBED AS ALL THAT PART OF LOT 78 AFORESAID, LYING NORTH OF A LINE PARALLEL WITH AND 37.05 FEET SOUTH OF THE NORTH LINE OF LOT 78, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

This instrument was prepared by
Michael Pardys 1300 W. Belmont,
Suite 222
Chicago, Il 60657

Send subsequent tax bills to:
SCOTT T. NIELSEN
6628 N. OCTAVIA
CHICAGO, IL 60631

Recorder-mail recorded document to:
LAZARA + ASSOCIATES
7246 W. TOLSON AVE.
CHICAGO, IL 60631