

# UNOFFICIAL COPY



Doc#: 1435135038 Fee: \$60.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/17/2014 01:03 PM Pg: 1 of 2

## WARRANTY DEED

Statutory (Illinois) Individual

THE GRANTOR(S), HELEN JEDLOWSKI, a widow, for the consideration of \$10.00 and other valuable consideration, in hand paid, does hereby CONVEY(S) and WARRANT(S) to EDUARDO O. ANDREU and AGUSTINA ANDREU, husband and wife, as tenants by the entirety, the following described Real Estate, situated in the County of COOK State of Illinois, to wit:

LEGAL DESCRIPTION: See Attached *me*  
ADDRESS OF PROPERTY: 5319 S. Talman, Chicago, IL 60632  
PROPERTY INDEX NUMBERS: 19-12-419-006-0000

**SUBJECT ONLY TO THE FOLLOWING, IF ANY:** (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 of records; (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; and (f) party wall rights and agreements, if any.

DATED: December 4, 2014

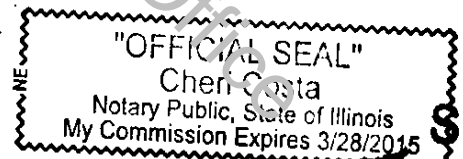
Rosemarie Walschlager  
HELEN JEDLOWSKI,  
ROSEMARIE WALSCHLAGER as Power of Attorney for Helen Jedlowski

STATE OF ILLINOIS, COUNTY OF COOK: SS

The undersigned, a Notary Public in State aforesaid, **DOES HEREBY CERTIFY** that ROSEMARIE WALSCHLAGER, as Power of Attorney for HELEN JEDLOWSKI, personally known to me to be the same person whose name is subscribed to the forgoing 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 waiver of the right of homestead.

Given under my hand and official seal this 4<sup>th</sup> day of December, 2014.

Ann Cook  
Notary Public



THIS INSTRUMENT PREPARED BY: Tucker & Associates, 5210 W. 95<sup>th</sup> St., Oak Lawn, Illinois 60453

MAIL TO:  
Luis C. Martinez, Attorney at Law  
4111 W. 63<sup>rd</sup> Street  
Chicago, IL 60629

MAIL SUBSEQUENT TAX BILLS TO:  
Eduardo O. Andreu and Agustina Andreu  
5319 S. Talman  
Chicago, IL 60632

REAL ESTATE TRANSFER TAX	09-Dec-2014
CHICAGO:	300.00
CTA:	120.00
<b>TOTAL:</b>	<b>420.00</b>

REAL ESTATE TRANSFER TAX	09-Dec-2014
COUNTY:	20.00
ILLINOIS:	40.00
<b>TOTAL:</b>	<b>60.00</b>

*2 Dec 18 2014 15:45 HH*

*Vertical stamp: NOTARY PUBLIC, CHEN COSTA, 5314 CT*

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**STREET ADDRESS:** 5319 S. TALMAN

**CITY:** CHICAGO

**COUNTY:** COOK

**TAX NUMBER:** 19-12-419-006-0000

**LEGAL DESCRIPTION:**

LOT 27 IN BLOCK 3 IN HATHAWAY AND ERSKIN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office