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Doc#: 1501501038 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/15/2015 10:57 AM Pg: 1 of 3

Property of Cook County Clerk's Office

FIRST AMERICAN TITLE  
ORDER # 2587647

WARRANTY DEED

Statutory Illinois

THE GRANTOR, MARYANN URBAN, of 174 Tay River Drive, City of Carpentersville, County of Kane, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid:

CONVEYS and WARRANTS to EDUARDO O. ANDREU and AGUSTINA ANDREU, husband and wife, of 5325 S. Talman Avenue, City of Chicago, County of Cook, State of Illinois, not as Tenants in Common but in JOINT TENANCY the following described real estate situated in the County of Kane, in the State of Illinois, to wit:

See Exhibit A

Permanent Real Estate Index Number(s): 19-12-418-028-0000  
Address(es) of Real Estate: 5342 S. Talman Avenue, Chicago, Illinois 60632

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois. SUBJECT TO general real estate taxes for 2014 and subsequent years and covenants, conditions and restrictions of record, if any.

Dated this 5th day of January, 2015.

Maryann M Urban  
MARYANN URBAN

COOK COUNTY CLERK'S OFFICE  
INT-12  
1/15/15

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STATE OF ILLINOIS        )  
   )  
 COUNTY OF KANE         )       SS

I the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that, **MARYANN URBAN**, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered same instrument as her free and voluntary act for the uses and purposes therein set forth.



*Carolyn M. Mette*  
 \_\_\_\_\_  
 NOTARY PUBLIC

**SEND SUBSEQUENT TAX BILLS TO:**

Eduardo O. Andreu & Agustina Andreu  
 5342 S. Talman Avenue  
 Chicago, IL 60632


**INSTRUMENT PREPARED BY:**



John F. Early Law Offices  
 2400 Big Timber Road, Suite 201A  
 Elgin, IL 60124

**MAIL TO WHEN RECORDED:**

Eduardo O. Andreu  
5325 S. Talman Ave  
Chicago IL 60632

**COUNTY - ILLINOIS TRANSFER STAMPS**

REAL ESTATE TRANSFER TAX		09-Jan-2015
	CHICAGO:	337.50
	CTA:	135.00
	TOTAL:	472.50
19-12-418-028-0000   20150101656570   1-781-171-840		

REAL ESTATE TRANSFER TAX		09-Jan-2015
	COUNTY:	22.50
	ILLINOIS:	45.00
	TOTAL:	67.50
19-12-418-028-0000   20150101656570   1-674-479-232		

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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: LOT 12 IN BLOCK 2 IN HATHAWAY AND ERSKIN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 AND THE EAST 1/2 OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index # S: 19-12-418-028-0000 Vol. 0387

Property Address: 5342 South Talman Avenue, Chicago, Illinois 60632

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