

# UNOFFICIAL COPY

## WARRANTY DEED

**THE GRANTOR, ROBERT PADRON**, a married man of the City of Chicago, (Subject Property is not Homestead Property) State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY(S) and WARRANT(S) to Eric Guzman**, from the City of \_\_\_\_\_, State of Illinois, the following described real estate:



Doc#: 1503422050 Fee: \$40.00  
 RHSP Fee: \$9.00 RPRF Fee: \$1.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 02/03/2015 01:33 PM Pg: 1 of 2

**SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED  
 HERETO AND MADE A PART HEREOF**

COMMONLY KNOWN AS: 1351 N. Avers Avenue, Chicago, Illinois 60651

PIN 16-02-118-002-0000

Situated in the County of Cook, STATE OF ILLINOIS. The Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the STATE OF ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments, and general real estate taxes of the year 2014 and subsequent years.

IN WITNESS WHEREOF, said Grantor has caused his name to be signed to these presents on the day and year first above written.

ROBERT PADRON

Stg 1146-29942GE  
1 of 5

Seller (Subject Property is not Homestead Property)

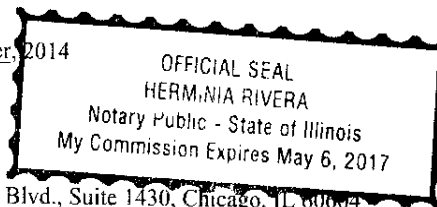
STATE OF ILLINOIS )  
 COUNTY OF COOK )

STEWART TITLE  
 800 S. DIEMER ROAD  
 SUITE 100  
 NAPERVILLE, IL 60563

I, the undersigned, a Notary Public in and for the said County, in the State, aforesaid, DO HEREBY CERTIFY ROBERT PADRON is personally known to me, and whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal this 23rd day of December, 2014

*Hermia Rivera*  
 Notary Public



This instrument prepared by: Ian B. Berliner, Esq., 53 W. Jackson Blvd., Suite 1430, Chicago, IL 60604

After recording, return to: ERIC GUZMAN  
1351 N. AVERS AVE, Chicago, IL 60651  
 Send Subsequent Tax Bills to: 1351 N. AVERS AVE, Chicago, IL 60651

REAL ESTATE TRANSFER TAX	20-Jan-2015
CHICAGO:	1,462.50
CTA:	585.00
<b>TOTAL:</b>	<b>2,047.50</b>

REAL ESTATE TRANSFER TAX	26-Jan-2015
COUNTY:	97.50
ILLINOIS:	195.00
<b>TOTAL:</b>	<b>292.50</b>

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

LOT 2 IN BLOCK 9 IN HOSMER AND MACKEYS SUBDIVISION OF BLOCKS 1 TO 6 AND 12 TO 16 INCLUSIVE, IN THE SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1351 N. Avers Avenue, Chicago, Illinois 60651

Permanent Index No.: 16-02-118-002-0000

THIS DEED IS SUBJECT TO: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY LINES AND EASEMENTS; GENERAL REAL ESTATE TAXES FOR THE YEAR OF 2014 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.

Property of Cook County Clerk's Office