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PREPARED BY:
Danita J. Gallagher
Law Office of Gallagher & Sproviero
633 S. LaGrange Road, Suite 11
LaGrange, IL 60525

Doc#: 1509315006 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/03/2015 08:43 AM Pg: 1 of 3

Mail Recorded Instrument to:
ERIKA DIAZ
6446 W. 65th St. #3A
Chicago, IL 60638

Mail Future Tax Bills to:
ERIKA DIAZ
6446 W. 65th St. #3A
Chicago, IL 60638

BT 14-05109(V13)

WARRANTY DEED
Statutory (Illinois)

THE GRANTORS, PERNELL REGULUS and his wife RONITA MESTAS signing solely to waive her homestead rights, of the city of Chicago, Cook County, State of Illinois, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Erika E. DIAZ, a married woman 3717 W. 60th Chicago, IL, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: 60629

SEE ATTACHED LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever, SUBJECT TO (1) general real estate taxes for 2014 and subsequent years and (2) covenants, conditions, and restrictions of record.

Permanent Index Number (PIN): 19-19-215-036 #3A
Address(es) of Real Estate: 6446 West 65th Street, Unit #, Chicago, IL 60638

DATED THIS 15 DAY OF January, 2015.

PERNELL REGULUS (Seller)

RONITA MESTAS signing solely to waive homestead rights (Seller)

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Record 1st
When Recorded Return to:
Incomm Global Services
As Recording Agent Only
1260 Energy Lane
St. Paul, MN 55108
79156413

REAL ESTATE TRANSFER TAX 01-Apr-2015

COUNTY:	112.50
ILLINOIS:	225.00
TOTAL:	337.50

S Y
P 2
S N
M N
SC Y
E Y
INT 2

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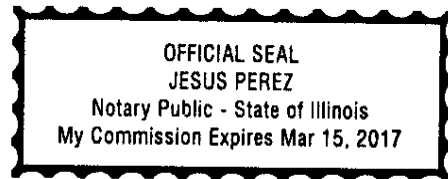
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Pernell Regulus and Ronita Mestas personally known to me to be the same person(s) whose name subscribed to the foregoing instrument, under power of attorney, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as 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, this 15th day of January, 2015.

Jesus Perez Notary Public
Jesus Perez

My commission expires March 15, 2017

This instrument was prepared by: The Law Office of Gallagher & Sproviero, Danita J. Gallagher, Attorney at Law, 633 S. LaGrange Road, Suite 11, LaGrange, IL 60525 Phone: 708-354-8300, Fax: 708-221-6156



REAL ESTATE TRANSFER TAX

11-Feb-2015



CHICAGO:	1,687.50
CTA:	675.00
TOTAL:	2,362.50

19-19-215-036-0000 | 20150101658221 | 1-163-972-224

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: PART OF LOT 11 IN BLOCK 20 IN FREDERICK H. BARLETT'S CHICAGO HIGHLANDS IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT ON INTERSECTION OF A LINE 201.42 FEET EAST OF AND PARALLEL TO THE EAST LINE OF NATCHEZ AVENUE, (66 FEET WIDE) WITH A LINE 6.46 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF 65TH STREET (66 FEET WIDE); THENCE NORTH 00 DEGREES 17 MINUTES 37 SECONDS EAST A DISTANCE OF 107.47 FEET FOR A POINT OF BEGINNING; 42 MINUTES 23 SECONDS EAST A DISTANCE OF 57.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 17 MINUTES 37 SECONDS WEST A DISTANCE OF 26.61 FEET TO A POINT; THENCE NORTH 89 DEGREES 42 MINUTES 23 SECONDS WEST A DISTANCE OF 57.00 FEET TO THE POINT OF BEGINNING, COMMONLY KNOWN AS UNIT 3A.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS OVER THE COMMON AREA AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS, AND COVENANTS FOR ROSSES POINT TOWNHOMES RECORDED AS DOCUMENT NUMBER 0021228215, AMENDED BY SPECIAL AMENDMENT RECORDED AS DOCUMENT NUMBER 0030040708.

Permanent Index Number(s): 19-19-215-036

For informational purposes only, the subject parcel is commonly known as:

6446 West 65th Street Unit 3A, Chicago, IL 60638



+U05154190+

1653 2/17/2015 79756413/1

TITLE RESOURCES GUARANTY COMPANY

Burnet Title • 9450 Bryn Mawr Avenue, Suite 700 • Rosemont, IL 60018