

# UNOFFICIAL COPY



Doc#: 1517619113 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/25/2015 12:08 PM Pg: 1 of 2

## WARRANTY DEED ILLINOIS STATUTORY

(Limited Liability Company to Tenants  
by the Entirety) 475140

THE GRANTOR, GN HOMES, LLC, an Illinois limited liability company having a principal business address of 4569 TOPAZ STREET, HOFFMAN ESTATES, IL 60192, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to MICHAEL EMERSON AND JOAN M. EMERSON, husband and wife, and currently residing at 1306 North Gabriel River Circle, Sugarland, Texas 77478, not as tenants in common, nor as joint tenants, but as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**LOT 44 AND THE SOUTH 1/2 OF LOT 45 IN BLOCK 2 ON A.H. HILL AND COMPANY'S NORTH WESTERN ELEVATED ROAD ADDITION, A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

SUBJECT TO: Covenants, conditions, and restrictions of record, public and utility easements; acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

TO HAVE AND TO HOLD said premises not as tenants in common, nor as joint tenants, but as tenants by the entirety forever.

Permanent Real Estate Index Number(s): 13-14-215-004-0000 ✓

Address(es) of Real Estate: 4549 N. ST. LOUIS AVE., CHICAGO, ILLINOIS 60625 ✓

*[Remainder of page left intentionally blank]*

HERITAGE TITLE COMPANY  
5849 W LAWRENCE AVE  
CHICAGO, IL 60630

CCRD REVIEWER RW

Z

# UNOFFICIAL COPY

Dated: JUNE 23, 2015

GN HOMES, LLC, an Illinois limited liability company

By: Nathan Schwartzberg, Manager

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT NATHAN SCHWARTZBERG, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they 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 23<sup>rd</sup> day of JUNE, 20 15.






*[Signature]* (Notary Public)

Prepared by:  
Jeffrey D. Woods, Esq.  
1447 W. Henderson #1  
Chicago, Illinois 60657

Mail to:  
X Michael + Joan Emerson  
X 4549 N. St. Louis Ave.  
X Chicago, IL 60625

Name and Address of Taxpayer:  
Michael and Joan Emerson  
4549 N. St. Louis Ave.  
Chicago, Illinois 60625

REAL ESTATE TRANSFER TAX		25-Jun-2015
	CHICAGO:	4,125.00
	CTA:	1,650.00
	<b>TOTAL:</b>	<b>5,775.00</b>
13-14-215-004-0000   20150601699420   1-669-915-520		

REAL ESTATE TRANSFER TAX		25-Jun-2015
	COUNTY:	275.00
	ILLINOIS:	550.00
	<b>TOTAL:</b>	<b>825.00</b>
13-14-215-004-0000   20150601699420   1-046-696-832		