

# UNOFFICIAL COPY



1517629100

## WARRANTY DEED

## ILLINOIS

Doc#: 1517629100 Fee: \$42.00  
RHSP Fee: \$9.00 RPAF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/25/2015 04:55 PM Pg: 1 of 3

Above Space for Recorder's Use Only

THE GRANTOR(S), **FERNANDO R. MATRO** and **ANDREA G. MATRO**, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANTS (S) to (*Name and Address of Grantee*) **FERDINAND G. MATRO** and **AUDREY M. BALTAZAR**, of 4222 N. California, Chicago, Illinois 60618, not in tenancy in common but in joint tenancy, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

(See Page 2 for Legal Description of Real Estate attached and made a part hereof),

Permanent Index Number(s): 14-19-201-036-1019 and 14-19-201-036-1074,

Address of Real Estate: 3946 N. RAVENSWOOD AVE., UNIT 503 and G-30, CHICAGO, ILLINOIS 60613,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND HOLD said Real Estate, together with all hereditaments and appurtenances thereunto belonging, or in any way appertaining, not in tenancy in common but in joint tenancy, forever.

SUBJECT TO: real estate taxes not yet due and payable; covenants, conditions and restrictions of record; building line and public and utility easements.

This Transfer is Exempt under provision of sec. 31-45, par. E, Real Estate Transfer Tax Law (35 ILCS 200/31 45 Par. (e)).

Date: 3/14/14 Signature Andrea G. Matro

The date of this deed of conveyance is MARCH 14, 2014.

Fernando R. Matro  
(SEAL) FERNANDO R. MATRO

Andrea G. Matro  
(SEAL) ANDREA G. MATRO

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that FERNANDO R. MATRO and ANDREA G. MATRO is(are) personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(My Commission Expires 5/31/17) Given under my hand and official seal March 14, 2014

Kimberly J. Lukavsky  
Notary Public

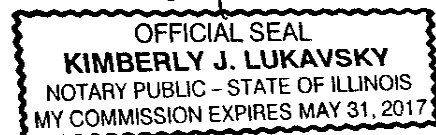
### REAL ESTATE TRANSFER TAX

26-Jun-2015

Page 1



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00



Bm

**UNOFFICIAL COPY****LEGAL DESCRIPTION**

For the real estate commonly known as:

3946 N. RAVENSWOOD AVE., UNIT 503 and G-30, CHICAGO, ILLINOIS 60613.

Permanent Index Number(s): 14-19-201-036-1019 and 14-19-201-036-1074.

Legal Description:

UNITS 503 AND G-30 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE METRO NORTH CONDOMINIUM AT VARIOUS LOCATIONS AND ELEVATIONS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 1, 2, 3, 4, 5 AND 6 AND LOT 7 (EXCEPT THE WEST 14.1 FEET THEREOF AND ALSO EXCEPT THE EAST 8 FEET OF THE WEST 22.1 FEET OF THE NORTH 70 FEET THEREOF) IN BLOCK 3 IN CHARLES J. FORD'S SUBDIVISION OF BLOCKS 3, 4, 5, 14 AND 15 AND OF LOTS 1, 2 AND 3 IN BLOCK 16 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0623759944, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**REAL ESTATE TRANSFER TAX** 26-Jun-2015

<b>COUNTY:</b>	0.00
<b>ILLINOIS:</b>	0.00
<b>TOTAL:</b>	0.00

14-19-201-036-1019 | 20150601600919 | 1-790-923-648

This instrument was prepared by:

Victor R. Fernandez, Esq.  
5054 W. Irving Park Road  
Chicago, Illinois 60641

Send subsequent tax bills to:

Ferdinand G. Matro and  
Audrey M. Baltazar  
4222 N. California Ave.  
Chicago, Illinois 60618

Mail recorded document to:

Victor R. Fernandez, Esq.  
5054 W. Irving Park Road  
Chicago, Illinois 60641

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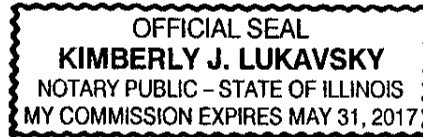
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 3/14, 2014 Signature: Andrea G. Matro  
Grantor or Agent (Andrea G. Matro)

State of Illinois, County of Cook.  
Subscribed and sworn to before me on by the said grantor on March 14, 2014.

Kimberly J. Lukavsky  
Notary Public

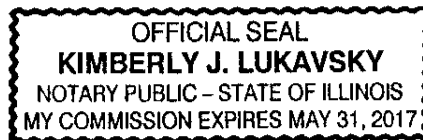


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois

Dated: 3/14, 2014 Signature: Ferdinand G. Matro  
Grantee or Agent (Ferdinand G. Matro)

State of Illinois, County of Cook.  
Subscribed and sworn to before me by the said grantee on March 14, 2014.

Kimberly J. Lukavsky  
Notary Public



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)