## **UNOFFICIAL COPY**

This document prepared by:		121811895/00
Name: Firm/Company: Address:	Ryan Krueger Law Office of Ryan Krueger 4747 W. Peterson Avenue Suite 300	Doc#: 1518110076 Fee: \$60.00  HHSP Fee: \$9.00 RPRF Fee: \$1.00  Karen A.Yarbrough  Cook County Recorder of Deeds  Date: 06/30/2015 02:45 PM Pg: 1 of 2
City, State, Zip: Phone:	Chicago, Illinois 60646 312-498-4586	) )
FIRST AMERICAN File # 2673		) ) ) )
File # 2142673		Above This Line Reserved For Official Use Only
		13-21-126-026-0000
		(Parcel Identification Number)

## WARRANTY DEED

THE GRANTOR SNL Realty, LIC, an Illinois Limited Liability Company, for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant unto Ernesto Rueda and Eve Lip on, husband and wife, with a current address of 1822 N. Compost Chicago IC (2017), hereinafter "Grantees", not as tenants in common or as joint tenants, but rathe 2s tenants by the entirety with rights of survivorship, the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

LOT 68 IN WILLIAM J. BAUERLE'S ADDITION TO INVING PARK, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 3626 N. LOTUS AVENUE, CHICAGO, ILLINOIS 60641.

Hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois. Subject to all easements, rights-of-way and protective covenants of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

Grantor does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantees that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

1518110076D Page: 2 of 2

## **UNOFFICIAL COP**

WITNESS Grantor's hand this 27 day of MAY

Grantor: SNL Realty LLC, by Scott Gottlieb,

as Managing Member

## STATE OF LLINOIS COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Scott Cottlieb personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed scaled and delivered this instrument as his 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 notarial seal this 27 day of MAY

RYAN KRUEGER
NOTARY PUBLIC-STATE OF ILLINOIS
MY COMMISSION EXPIRES 06/23/2016

Notary Public

MAIL DEED, AFTER RECORDING, TO:

Ernesto Rueda and Evelipton

3626 N. Lotus twe

Chicago De 60641-3223

SEND FUTURE TAX BILLS TO:

E. Rueda

3626 N. Lotus tue

Chicago, DL 6041-3223

24-Jun-2015 REAL ESTAT = 1. RANSFER TAX CHICAGO: 3.191.25 1,276.50 CTA: TOTAL: 4,467.75 13-21-126-026-0000 | 20150501689826 | 1-567-802-240

REAL ESTATE TRANSFER TAX

24 Jun-2015 COUNTY: 212.75 ILLINOIS:

TOTAL:

425.50 638.25

13-21-126-026-0000 | 20150501689826 | 1-157-518-208