

UNOFFICIAL COPY



Doc#: 1518326079 Fee: \$60.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/02/2015 02:48 PM Pg: 1 of 2

WARRANTY DEED

For Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor(s)

HECTOR SCHMIDT aka HECTOR B.

SCHMIDT married to Patricia Silva

person of Chicago, Illinois, hereby releasing any rights under the Illinois Homestead exemption laws, convey and warrants to Grantee:

ANTHONY PRESNY

of Chicago, Illinois, all interest in fee simple in the following real estate situated in the County of Cook, in the State of Illinois, to wit:

Legal Description: "SEE ATTACHED LEGAL DESCRIPTION"

P.I.N.: 13-07-114-014 01146-33938 2KB

Address: 5413 N. Sayre, Chicago, Illinois 60656

"THIS PROPERTY IS BEING SOLD "AS IS".

Subject to: Covenants, conditions and restrictions of record; private, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; **general real estate taxes for the years 2014 and subsequent years.**

GRANTEE HEREIN IS PROHIBITED FROM CONVEYING THIS PROPERTY FOR ANY SALES PRICE FOR A PERIOD OF 30 DAYS FROM THE DATE OF THIS DEED. AFTER THIS 30 DAY PERIOD, GRANTEE IS FURTHER PROHIBITED FROM CONVEYING THE PROPERTY FOR A SALES PRICE GREATER THAN \$ 360,000.00 (120% OF SHORTSALE SALE PRICE) DURING A PERIOD OF TIME FROM 31 DAYS TO 90 DAYS FROM THE DATE OF THIS DEED.

Dated this 26 th day of JUNE, 2015.

[Signature] AKA *[Signature]*

HECTOR SCHMIDT aka HECTOR B. SCHMIDT

[Signature]

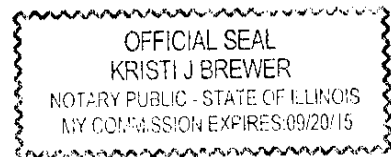
PATRICIA SILVA

STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563

I, the undersigned, a Notary Public licensed in Cook County, Illinois, certify that **HECTOR SCHMIDT aka HECTOR B. SCHMIDT and PATRICIA SILVA** ^{HIS WIFE} in person and personally known to me to be the same person(s) who subscribed 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.

Given under my hand and official seal this 26 th day of June, 2015.

[Signature]
Notary Public



This instrument prepared by S.Steven Proutsos 1 Transam Plaza Dr.. # 440 Oakbrook Terrace, Ill. 60181

AFTER RECORDING MAIL TO & SEND SUBSEQUENT TAX BILLS TO:

Anthony Presny 5413 N. Sayre, Chicago, Illinois 60656


[Signature] Ave.


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Exhibit A - Legal Description

LOT 15 AND THE NORTH 1/2 OF LOT 16 IN BLOCK 1 IN MCCOLLAM AND KRUGGEL'S ADDITION TO NORWOOD PARK IN THE WEST 1/2 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		29-Jun-2015
	COUNTY:	150.00
	ILLINOIS:	300.00
	TOTAL:	450.00
13-07-114-014-0000 20150601601165 1-688-343-424		

REAL ESTATE TRANSFER TAX		29-Jun-2015
	CHICAGO:	2,250.00
	CIA:	900.00
	TOTAL:	3,150.00
13-07-114-014-0000 20150601601165 1-298-666-368		

Property of Cook County Clerk's Office