

UNOFFICIAL COPY

AMERICAN TITLE order #

2555918
1 of 1

WARRANTY DEED



Doc#: 1518910073 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/08/2015 02:33 PM Pg: 1 of 2

Property of Cook County Clerk's Office

THE GRANTORS Timothy Longua and Courtney Longua, of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to William Rankin and Vivian Rankin, husband and wife, of 3735 N. Harding, Chicago, IL 60618 of the County of Cook, ~~not as Joint Tenants; not as Tenants in Common~~, but as **TENANTS BY THE ENTIRETY**, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

Joint tenants
X
X
X
X

THE SOUTHEASTERLY HALF OF LOT 51 IN MUNDAY'S ADDITION TO CHICAGO, OF LOT 1 AND THE NORTHEASTERLY 33 FEET OF LOTS 2, 3, 4, 5, AND 6 IN THE SUBDIVISION OF THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RAILROAD, ALSO PART OF BLOCK 26 IN EDISON PARK IN THE TOWN OF MAINE, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 09-36-414-040-0000

Address(es) of Real Estate: 6569 N. Onarga, Chicago, IL 60631


S
P
S
SC
INT

Grantors, for themselves and their successors, further covenant, promise and agree with Grantee, their heirs and assigns, that they have not done or suffered to be done anything so that the property is or may be in any manner encumbered or charged except as set forth in this Deed; and covenant further that they will warrant and defend the property against all persons lawfully claimed by, through or under them.



SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; ~~existing leases and tenancies, if any, all special governmental taxes or assessments confirmed and unconfirmed,~~ and general real estate taxes not yet due and payable at the time of Closing.

X
X
X
X

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

REAL ESTATE TRANSFER TAX	29-Jun-2015
 CHICAGO:	4,125.00
CTA:	1,650.00
TOTAL:	5,775.00

09-36-414-040-0000 | 20150601692154 | 1-280-041-856

REAL ESTATE TRANSFER TAX	29-Jun-2015
 COUNTY:	275.00
 ILLINOIS:	550.00
TOTAL:	825.00

09-36-414-040-0000 | 20150601692154 | 1-470-272-384



First American
Title Insurance Company

Warranty Deed - Individual

UNOFFICIAL COPY

Dated this 27 day of May, 2015.

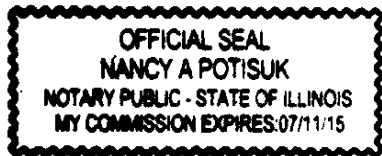
Timothy Longua
Timothy Longua

Courtney Longua
Courtney Longua

STATE OF ILLINOIS)
COUNTY OF Cook) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Timothy Longua and Courtney Longua, 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 27th day of May, 2015.



Nancy A Potisuk
Notary Public

Prepared by:
Harry J. Fournier, Esq.
Fournier Law Firm, Ltd.
2001 Midwest Road Ste. 206
Oak Brook, IL 60523

Mail to:
Steven B. Levit, Esq.
Levit & Lipshutz
1120 W. Belmont Avenue
Chicago, IL 60618

Name and Address of Taxpayer:
William & Vivian Rankin
6569 N. Onarga
Chicago, IL 60631

