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WARRANTY DEED

**ILLINOIS STATUTORY
Joint Tenancy**

Doc#: 1523715029 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/25/2015 09:51 AM Pg: 1 of 3

GRANTOR(S): **CZESLAW WILAS, an unmarried man**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **JUANITA MARTINEZ, an unmarried woman, and MARIA GARCIA, an unmarried woman**, of the City of Chicago, County of Cook, State of Illinois, not in Tenancy in Common, but in **JOINT TENANCY**, all interest in the following described Real Estate situated in County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PIN: 13-29-315-004-0000
ADDRESS: 2649 N. MCVICKER AVENUE, CHICAGO, IL 60639

SUBJECT TO: (1) Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate;
(2) and general real estate taxes not due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in Tenancy in Common, but in **JOINT TENANCY**, forever.

DATED this 6th day of August, 2015.

CZESLAW WILAS

REAL ESTATE TRANSFER TAX		20-Aug-2015
	COUNTY:	144.00
	ILLINOIS:	288.00
	TOTAL:	432.00

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STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a notary public, in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **CZESLAW WILAS, an unmarried man**, 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.



Given under my hand and official seal
as Notary Public this 6th day of August, 2015.

Joanna Forys
NOTARY PUBLIC

REAL ESTATE TRANSFER TAX	14-Aug-2015
CHICAGO:	2,160.00
CTA:	864.00
TOTAL:	3,024.00

13-29-315-004-0000 | 20150801614133 | 0-573-679-488

Name and Address of Preparer:
Law Offices of
Agnes Pogorzelski & Associates, P.C.
7443 W. Irving Park Road, Suite 1W
Chicago, Illinois 60634

MAIL TO:

David Richardson
4258 W. 63rd St.
Chicago, IL 60629

SEND SUBSEQUENT TAX BILLS TO:

Juanita Martinez
2049 N. McVicker
Chicago, IL 60639

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EXHIBIT A

Commitment Number: F-1546-APA

THE NORTH 33 1/3 FEET OF LOT 71 IN GRAND HILL SUBDIVISION BEING THE SOUTH 33 1/3 ACRES OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

13-29-315-004-0000
2649 N. MCVICKER AVE, CHICAGO, IL 60639

Property of Cook County Clerk's Office

National Title Center, Inc.
7443 W Irving Park Rd #1E
Chicago, IL 60634
A Policy Issuing Agent for
FIRST AMERICAN TITLE INSURANCE COMPANY

Commitment
Exhibit A

(F-1546-APA.PFD/F-1546-APA/4)