

**WARRANTY DEED
ILLINOIS STATUTORY**

Doc#: 1523718066 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/25/2015 02:13 PM Pg: 1 of 3

MAIL TO:

Juan B Guzman & Maria A Guzman
6970 N Ashland, Unit 3W
Chicago, IL 60626

NAME & ADDRESS OF TAX

PAYER:

Juan B Guzman & Maria A Guzman
6970 N Ashland, Unit 3W
Chicago, IL 60626

01146-36833 1/KB

THE GRANTORS, M. Audrey Edwards divorced not remarried, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANT(S) to Juan B Guzman & Maria A Guzman husband and wife as tenants by the entirety, (GRANTEE'S ADDRESS) 6970 N Ashland Unit 3W Chicago, IL 60626 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(LEGAL DESCRIPTION)
SEE ATTACHED EXHIBIT A

Commonly known as 6970 N Ashland, Unit 3W Chicago, IL 60626

Permanent Real Estate Index Number(s): 11-31-218-038-1008

This property is not subject to the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, existing leases and tenancies, special taxes or assessment for improvements not yet completed, any confirmed special tax or assessment, installments not due at the date hereof of any special tax or assessment for improvements heretofore below, mortgage or trust deed specified below, general taxes for the year 2015 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 20 day of August, 2015

Audrey Edwards (SEAL)
Audrey Edwards
M.

CCRD REVIEWED Bm

UNOFFICIAL COPY

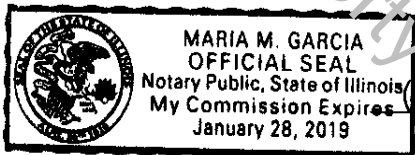
STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Audrey Edwards ^M ~~(divorced not remarried)~~ 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 20th day of August, 2015.



Maria M Garcia (Notary Public)

Prepared By:

Koch & Associates, P.C.
Attorneys at Law
5947 W 35th Street
Cicero, IL 60804

City of Chicago
Dept. of Finance
693345



Real Estate
Transfer
Stamp
\$745.50

8/21/2015 13.46
cr00193

Batch 10,399,026

STATE TAX

STATE OF ILLINOIS

AUG. 21. 15

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000024879

REAL ESTATE
TRANSFER TAX

00071.00

FP 103037

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

AUG. 21. 15

REVENUE STAMP

0000024824

REAL ESTATE
TRANSFER TAX

00035.50

FP 103042

UNOFFICIAL COPY

EXHIBIT A

ADDRESS OF REAL ESTATE: 6970 N Ashland, Unit 3W Chicago, IL 60626
PERMANENT REAL ESTATE IDENTIFICATION NUMBER: 11-31-218-038-1008
COUNTY: Cook County, Illinois

LEGAL DESCRIPTION:

UNIT 3-C F TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 6970-72 N. ASHLAND AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 17, 1975 AS DOCUMENT NUMBER 23327925 IN THE SOUTH 6 FEET OF THE EAST 117 FEET OF LOT 1 AND ALL OF THE LOT 2 IN BLOCK 32 IN ROGERS PARK, IN SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office