

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 1527810000 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/05/2015 09:28 AM Pg: 1 of 2

FM 2011 1527810000 SS

TODD LAVIGNE AND MELANIE HARRIS husband and wife, of the City of Chicago, County of Cook and State of Illinois, and for and in consideration of Ten and 00/100ths (\$10.00) DOLLARS, and for good and other valuable consideration in hand paid, CONVEY and WARRANT to

BRIAN P. HAGEN AND LINDSAY M. COMSTOCK, husband and wife, not as joint tenants and not as tenants in common but as tenants by the entirety of Chicago, IL,

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

See Exhibit "A" attached hereto and made a part hereof.

**PERMANENT INDEX NOS.: 17-06-319-025-0000
COMMONLY KNOWN AS: 2034 W. Walton Street, Chicago, IL 60622**

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

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal this:

DATE: September 16, 2015

Todd LaVigne
TODD LAVIGNE
Melanie Harris
MELANIE HARRIS

COOK COUNTY
RECORDER OF DEEDS
INT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Todd LaVigne and Melanie Harris, personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal. JOAN FERRARO
Date: September 22, 2015



Joan Ferraro
NOTARY PUBLIC

(SEAL)

This instrument was prepared by: Joan M. Ferraro, Esq., c/o Joan M. Ferraro & Associates, Ltd., 790 Frontage Road, Suite 110, Northfield, Illinois 60093.

MAIL TO:
Joseph M. Dvorak, Esq.
Attorney at Law
19 Riverside Road, Suite 5
Riverside, Illinois 60546

SEND SUBSEQUENT TAX BILLS TO:
Brian P. Hagen and Lindsay M. Comstock
2034 W. Walton Street
Chicago, IL 60622

Handwritten signature/initials


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LEGAL DESCRIPTION

2034 W. Walton Street, Chicago, IL 60622

Lot 42 of the North 1/2 of Block 9 in Suffern's Subdivision of the Southwest 1/4 of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Subject to the following, if any: covenants, conditions and restrictions of record; public and utility easements; acts done or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

REAL ESTATE TRANSFER TAX		22-Sep-2015
	CHICAGO:	6,562.50
	CTA:	2,625.00
	TOTAL:	9,187.50
17-06-319-025-0000 20150901628525 0-178-233-216		

REAL ESTATE TRANSFER TAX		22-Sep-2015
	COUNTY:	437.50
	ILLINOIS:	875.00
	TOTAL:	1,312.50
17-06-319-025-0000 20150901628525 0-069-214-080		

Property of Cook County Clerk's Office