

UNOFFICIAL COPY

18045092
WARRANTY DEED
Tenancy by Entirety



Doc#: 1532946033 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/25/2015 11:16 AM Pg: 1 of 2

THE GRANTOR(S)

(The space above for Recorder's use only)

Joseph D. Nichols and Guadalupe Flores NKA Guadalupe Estrada of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to Albert J. Wilson of and Kristine Wilson of 1041 W. 83rd Street, Chicago, IL 60620, as **HUSBAND AND WIFE**, not as joint tenants or tenants in common but as **TENANTS BY THE ENTIRETY** in the following described Real Estate situated in Cook County, Illinois, commonly known as 10107 S. Beverly Avenue, Chicago, IL 60643, legally described as:

LOT 14 IN BLOCK 1 IN WASHINGTON HEIGHTS SUBDIVISION OF THE SOUTH 100 ACRES OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number (PIN): 25-08-308-012-0000

USI

Address(es) of Real Estate: 10107 S. Beverly Avenue, Chicago, IL 60643

The Grantors hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said premises not as joint tenants or tenants in common but as **TENANTS BY ENTIRETY** forever.

SUBJECT TO: Public and utility easements and general real estate taxes for 2015 and subsequent years.

Dated this 19th day of November, 2015

Joseph D. Nichols

(SEAL)

Guadalupe Flores (SEAL)

Guadalupe Estrada (SEAL)

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STATE OF ILLINOIS)
)ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph D. Nichols and Guadalupe Flores personally known to me to be the same persons whose names subscribed in 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 19th day of Nov, 2015



Dawn Gibbs Allen
NOTARY PUBLIC
Commission expires 5/24/17



This instrument was prepared by: James I. Stepanek Attorney at Law, 7235 W. 103rd Street, Palos Hills, IL 60465


MAIL TO: Charles E. Freund
111 N. Wabash #1605
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO: Albert Wilson
10107 S. Beverly Ave
Chicago IL 60643

OR

Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX		20-Nov-2015
	COUNTY:	61.25
	ILLINOIS:	122.50
	TOTAL:	183.75
25-08-308-012-0000 20151101645002 0-914-733-120		

REAL ESTATE TRANSFER TAX		20-Nov-2015
	CHICAGO:	918.75
	CTA:	367.50
	TOTAL:	1,286.25
25-08-308-012-0000 20151101645002 2-095-822-912		