

UNOFFICIAL COPY



Warranty Deed

ILLINOIS

Doc#: 1600601055 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/06/2016 12:11 PM Pg: 1 of 2

Above Space for Recorder's Use Only

THE GRANTOR(s) Gramercy, LLC of the City of Basking Ridge, County of Somerset, State of New Jersey for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) Niccole Nickerson as of 6808 S. Justine St., Chicago, Illinois, 60636 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached hereto and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

* a married woman SAS SN

SUBJECT TO: General taxes for and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 20-36-228-006-0000

Address(es) of Real Estate:
8219 S Paxton Ave Chicago Illinois 60617-1851

SAS SN

The date of this deed of conveyance is 12/27/2015.


(SEAL) Gramercy, LLC

State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gramercy, LLC 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 12/27/2015.


Notary Public

(My Commission Expires ...)

© By FNTIC 2015

BOX 15

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FIDELITY NATIONAL TITLE OC B034M

1 of 2

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LEGAL DESCRIPTION

For the premises commonly known as:

8219 S Paxton Ave
Chicago, Illinois 60617-1851



Legal Description:

LOT 42 (EXCEPT THE SOUTH 8 FEET) LOT 43 (EXCEPT THE NORTH 8 FEET) IN BLOCK 4 IN SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX	31-Dec-2015
	CHICAGO: 1,807.50
	CTA: 723.00
	TOTAL: 2,530.50 *

20-36-228-006-0000 | 20151201653720 | 0-833-850-432

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	31-Dec-2015
 	COUNTY: 120.50
	ILLINOIS: 241.00
	TOTAL: 361.50

20-36-228-006-0000 | 20151201653720 | 0-479-300-672

This instrument was prepared by
Nicholas Frenzel
Frenzel Law, LLC
9001 Crescent Court
Oak Lawn, IL 60453

Send subsequent tax bills to:

*NICOLE NICKERSON
8219 S PAXTON AVE
CHICAGO IL 60617*

Re-order-mail recorded document to:

*NICOLE NICKERSON
8219 S PAXTON AVE
CHICAGO IL 60617*