

# UNOFFICIAL COPY



Doc#: 1600719073 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/07/2016 11:42 AM Pg: 1 of 3

## Warranty Deed

ILLINOIS

Doc#: 1431642003 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/12/2014 09:19 AM Pg: 1 of 2

THE GRANTOR(s) <sup>Joshua</sup> ~~Joshua~~ Wagner and Carolyn Wagner, a married couple, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN THOUSAND (\$10,000) DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) ~~as joint tenants and not~~ as joint tenants and not tenants in common of Chicago, Illinois, 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 here of.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**\*\* SCOTT T. NELSON, AN UNMARRIED MAN and MICHELLE C. ANDERSON, AN UNMARRIED WOMAN**

SUBJECT TO: General taxes for 2014 and subsequent years; Covenants, conditions and restrictions of record, if any.

Permanent Real Estate Index Number(s): 09-36-413-026-0000

Address(es) of Real Estate: 6628 N. Octavia Avenue, Chicago, Illinois 60631

The date of this deed of conveyance is October 31, 2014.

*[Signature]*  
Joshua Wagner

*[Signature]*  
Carolyn Wagner

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 Joshua Wagner and Carolyn Wagner 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.

**"OFFICIAL SEAL"**  
Impress Seal HERE A BAKER  
Notary Public, State of Illinois  
My Commission Expires 10/8/2018  
(My Commission Expires)

Given under my hand and official seal on 10/31/14

*[Signature]*  
Notary Public

FIDELITY NATIONAL TITLE

*[Handwritten initials]*

SP2  
SCY  
INTAB

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Page 1

REAL ESTATE TRANSFER TAX	04-Nov-2014
CHICAGO:	2,242.50
CTA:	897.00
<b>TOTAL:</b>	<b>3,139.50</b>

REAL ESTATE TRANSFER TAX	04-Nov-2014
COUNTY:	149.50
ILLINOIS:	299.00
<b>TOTAL:</b>	<b>448.50</b>

09-36-413-026-0000 | 20141101642526 | 2-031-893-472

09-36-413-026-0000 | 20141101642526 | 0-370-539-848

BOX 15

DEED IS BEING RE-RECORDED TO CORRECT LEGAL DESCRIPTION

CCRD REVIEWER

*[Handwritten initials]*

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## LEGAL DESCRIPTION

For the premises commonly known as:  
6628 N Octavia Avenue, Chicago, IL 60631

Legal Description:

MUNDAY'S

THE NORTH 1/4 (BY AREA) OF LOT 78 IN MUNDAY'S ADDITION TO CHICAGO, OF LOT 1 AND THE NORTHEASTERLY 33 FEET OF LOTS 2,3,4,5, AND 6 IN THE SUBDIVISION OF THAT PART OF THE EAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RAILROAD ALSO PART OF BLOCK 26, IN EDISON PARK IN THE TOWN OF MAIN, THE SAID NORTH 1/4 OF LOT 78 BEING MORE PARTICULARLY DESCRIBED AS ALL THAT PART OF LOT 78 AFORESAID, LYING NORTH OF A LINE PARALLEL WITH AND 37.05 FEET SOUTH OF THE NORTH LINE OF LOT 78, IN COOK COUNTY, ILLINOIS.

EXEMPT under provisions of Paragraph 1, Section 4, Real Estate Transfer Tax Act.

1/5/16

Date

Buyer, Seller or Representative

This instrument was prepared by  
Michael Pardys 1300 W. Belmont,  
Suite 222  
Chicago, IL 60657

Send subsequent tax bills to:  
SCOTT T. NIELSEN  
6628 N. OCTAVIA  
CHICAGO, IL 60631

Recorder-mail recorded document to:  
LAZARA + ASSOCIATES  
7346 W. TOLSON AVE.  
CHICAGO, IL 60631

# UNOFFICIAL COPY

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I CERTIFY THAT THIS  
IS A TRUE AND CORRECT COPY

OF DOCUMENT # 1431642003

DEC 23 15

  
RECORDER OF DEEDS COOK COUNTY