

UNOFFICIAL COPY

A15-2891 A
WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 1601150126 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/11/2016 09:14 AM Pg: 1 of 2

Dec ID 20151201654911
ST/CO Stamp 0-563-551-296 ST Tax \$150.00 CO Tax \$75.00
City Stamp 2-107-972-672 City Tax: \$1,575.00

Mail to:

Roger Guzlas
2017 S. HOYNE
CHICAGO ILL. 60608

Name & Address of Taxpayer:
ROGER GUZLAS

1619 S CALIFORNIA AVENUE
CHICAGO, IL 60608

(Space for Recorder's Use)

THE GRANTOR(S), EDITH FLORES, A SINGLE WOMAN

of the CITY of CHICAGO, County of COOK State of IL
for and in consideration of TEN DOLLARS DOLLARS
and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to
THE GRANTEE(S), ROGER GUZLAS, a single man

(Grantee's Address) 1619 S CALIFORNIA AVENUE, CHICAGO, IL 60608
of the CITY of CHICAGO, County of COOK State of IL
in the form of ownership: INDIVIDUAL

all interest in the following described real estate situated in the County of COOK, in the State of Illinois to wit:
LOT 8 IN BLOCK 1 IN MCMAHAN'S SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$179,880.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

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

Permanent Index Number(s): 16-24-400-007-0000

Property Address: 1619 S CALIFORNIA AVENUE, CHICAGO, IL 60608

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Dated this 29 day of December 2015

(Seal) Edith Flores (Seal)
EDITH FLORES

(Seal) _____ (Seal)

(NOTE: Please type or print names below all signatures.)

STATE OF ILLINOIS _____)
_____) ss
COUNTY OF COOK _____)

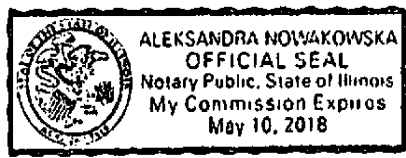
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **EDITH FLORES, A SINGLE WOMAN**

personally known to me to be the same person(s) whose name(s) 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 notarial seal this 29 day of December 2015

Notary Public

(Seal)



My commission expires: 5/10/18

REAL ESTATE TRANSFER TAX		08-Jan-2016
COUNTY:		75.00
ILLINOIS:		150.00
TOTAL:		225.00

16-24-400-007-0000 | 20151201654911 | 0-563-551-296

COOK COUNTY, ILLINOIS TRANSFER STAMP

Name & Address of Preparer:
ANTHONY V. PANZICA
ATTORNEY AT LAW
2510 W. IRVING PARK ROAD # B
CHICAGO, IL 60618

or
Exempt under provisions of Paragraph
Section 4, Real Estate Transfer Tax Act.
Date: _____

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

REAL ESTATE TRANSFER TAX		08-Jan-2016
CHICAGO:		1,125.00
CTA:		450.00
TOTAL:		1,575.00

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