UNOFFICIAL COPY

WARRANTY DEED
Illipois Statutory

175752
Mail to:
Marc W. Sargis
7366 N. Lincoln Ave., Suite 408
Lincolnwood, IL 60712

Name & Address of Taxpayer: Walter Shepler 5127 S. Newland Avenue Chicago, IL o9638



Doc#: 1601219077 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 01/12/2016 12:35 PM Pg: 1 of 2

The GRANTOR(S): Lauri Garza and Edgardo Diaz, Wife and Husband, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Walter. Shepler, ________, all interest in the following described land in the County of Cook, State of Illinois; to wit

AUG

LOT 36 IN THE NORTH 1/3 OF LOT 35 P. BLOCK 28 IN FREDERICK H. BARTLETT'S THIRD ADDITION TO BARTLETT'S HIGHLANDS IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Subject to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homester's Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

PIN: 19-07-304-071-0000

Property Address: 5127 S. Newland Avenue, Chicago, IL 60638

Dated January 7, 2016

Xaure Harry (seal)

Edgard Diaz

HERITAGE TITLE COMPANY 5849 W LAWRENCE AVE CHICAGO, IL 60630

Parso

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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 of Illinois, DO HEREBY CERTIFY THAT Laura Garza and Edgardo Diaz personally know 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 notarial seal, January 2016.

WITNESS my hand end official seal.

(Seal)

My Commission Expires February

OFFICIAL SEAL County Clark's Offic **MARIA A DIAZ** Notary Public - State of Minols

Prepared By:

Acosta Law Offices, P.C. 218 N. Jefferson Street, Suite 103 Chicago, IL 60661 Ph. (312) 650-8844

After Recording, Mail To-Imrun Khan, E39 10 s. Riverside P12 #875 chicago IL leobo 6

Mail Subsquent Tax Bills to.

Walter J. Shepler 5129 S. Newland Ane chicago, The 60 638

12-Jan-2016

COUNTY: ILLINOIS: TOTAL:

187.50 375.00 562.50

19-07-304-071-0000 20160101658439 1-571-937-344

REAL ESTATE TRANSFER TAX

12-Jan-2016 2,812.50

CHICAGO: CTA: TOTAL:

1,125.00 3,937.50 *

19-07-304-071-0000 | 20160101658439 | 0-634-965-056

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