

# UNOFFICIAL COPY

## WARRANTY DEED

GRANTOR(S):

**JAMES E. FOSSEY and  
JOANNA FOSSEY**  
husband and wife,

PRESENTLY RESIDING AT:  
2357 N Oak Park Ave.  
Chicago, IL 60707



Doc#: 1601944048 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/19/2016 12:38 PM Pg: 1 of 2

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S)  
and WARRANT(S) to:

**JESSICA E. POGUE** *A single woman*

the following described Real Estate situated in the State of Illinois, to wit:

**LEGAL DESCRIPTION:** LOT 18 IN THE LIN AND THELIN'S MONT CLARE PARK SUBDIVISION, BEING A  
RESUBDIVISION OF PART OF T. A. RUTHERFORD'S OAK PARK AVENUE AND FULLERTON AVENUE  
SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 13-31-200-013-0000

PROPERTY ADDRESS: 2357 N. OAK PARK AVE., CHICAGO, IL 60707

SUBJECT TO: (1) General real estate taxes for the year 2015 and subsequent years. (2) Covenants, conditions and  
restrictions of record. (3) Private, public and utility easements. (4) Governmental taxes or assessments for improvements  
not yet completed.

Hereby releases and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.  
TO HAVE AND TO HOLD said real estate forever.

DATED this 19<sup>th</sup> day of January, 2016.

*AP 150 763*  
  
JAMES E. FOSSEY

JOANNA FOSSEY *Rusto*

REAL ESTATE TRANSFER TAX		19-Jan-2016
	COUNTY:	152.50
	ILLINOIS:	305.00
	TOTAL:	457.50

13-31-200-013-0000 | 20160101660652 | 1-755-831-360

REAL ESTATE TRANSFER TAX		19-Jan-2016
	CHICAGO:	2,287.50
	CTA:	915.00
	TOTAL:	3,202.50 *

13-31-200-013-0000 | 20160101660652 | 0-467-139-648

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

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STATE OF ILLINOIS, COUNTY OF COOK ) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that James E. Fossey and Joanna Fossey personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

\* Husband and wife  
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 19th day of January, 2016.



*[Signature]*  
Notary Public

Prepared by: WALDEMAR WYSZYNSKI, Attorney at Law, 2500 E. Devon, Ste. 250, Des Plaines, IL 60018

**Return to:**

Jessica E. Pogue  
2357 N. Oak Park Ave.  
Chicago, IL 60707

**Send Subsequent Tax Bill To:**

Jessica E. Pogue  
2357 N. Oak Park Ave.  
Chicago, IL 60707

AP150763

Property of Cook County Clerk's Office