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WARRANTY DEED



Doc#: 1605019003 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/19/2016 08:37 AM Pg: 1 of 3

15-2006 1/2

Antonio Guzman and Juana Guzman, husband and wife, 4107 W. Cornelia Ave., Chicago, IL 60641 and Mariela Guzman, a single woman, 4107 W. Cornelia Ave., Chicago, IL 60641 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to Timothy Murphy and Jennifer Murphy, husband and wife, 2249 N. Sawyer Ave. #2, Chicago, IL 60647 ("Grantee"), as tenants by the entirety, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 13-22-414-015-0000

Address of Real Estate: 4107 W. Cornelia Ave., Chicago, IL 60641

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

REAL ESTATE TRANSFER TAX 18-Feb-2016



COUNTY:	136.00
ILLINOIS:	272.00
TOTAL:	408.00

13-22-414-015-0000 | 20160201669525 | 1-586-121-280

REAL ESTATE TRANSFER TAX 18-Feb-2016



CHICAGO:	2,040.00
CTA:	816.00
TOTAL:	2,856.00 *

13-22-414-015-0000 | 20160201669525 | 1-026-050-624

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

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Dated: 2/6, 2016

Marisela Guzman
Marisela Guzman

Antonio Guzman
Antonio Guzman

Juana Guzman
Juana Guzman

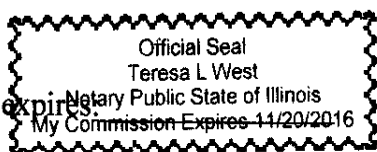
STATE OF IL)

COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Marisela Guzman, Antonio Guzman and Juana Guzman** are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 6th day of February, 2016



Commission expires

Teresa L. West
Notary Public

Prepared By:

Gregory A. Braun, Esq.
Braun & Rich, PC
4301 Damen Avenue
Chicago, Illinois 60618

Return to after recording and
Name and Address of Taxpayer:
Timothy Murphy and Jennifer Murphy
4107 W. Cornelia Ave.
Chicago, IL 60641

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Commitment No.: FD-15-2006

SCHEDULE C

The land referred to in this Commitment is described as follows:

Lot 19 in Charles N. Hinkley's Subdivision of Lots 4 and 5 in Warner's Subdivision of the southeast Quarter of Section 22, Township 40 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded June 23, 1904 as document number 3556660, in Cook County, Illinois.

Property of Cook County Clerk's Office

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ALTA Commitment Form (06-17-06)
Schedule C

FD-15-2006