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1606210020

FIRST AMERICAN TITLE
FILE # 2708932

1/2

Doc#: 1606210020 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/02/2016 09:56 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
Individual to Individual

THE GRANTORS, JOAN BOONE and EDMOND R. BOONE, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEEES, ERIK R. GRAVES and LAURA A. GRAVES, husband and wife, of the City of Chicago, County of Cook, State of Illinois, as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached "Exhibit A"

SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the 2015 taxes and subsequent years; and

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

Permanent Real Estate Index Number(s): 14-17-120-006-0000
Address(es) of Real Estate: 1453 W. Sunnyside, Chicago, Illinois 60640

Dated this 19th Day of February, 20 16

Joan Boone
JOAN BOONE

Edmond R. Boone
EDMOND R. BOONE

State of Illinois
County of Cook) SS



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY JOAN BOONE and EDMOND R. BOONE, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this 19 day of February, 20 16

[Signature]

(Notary Public) Commission Expires 1-23-2017

This instrument was prepared by: Avni Shah, 2015 W. Fullerton Ave., Chicago, Illinois 60647
Mail To: Ivan Puljic, 10 S. LaSalle St., Ste. 3500, Chicago, IL 60603
Send Subsequent Tax Bills to: Erik R. Graves & Laura A. Graves, 1453 W. Sunnyside, Chicago, IL 60640

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX
 CHICAGO: 2,130.00
 TOTAL: 7,455.00
 CTIA: 1,266,825.792
 TOTAL: 20160201671100 | 1-266-825-792
 REAL ESTATE TRANSFER TAX
 ILLINOIS: 354.00
 TOTAL: 1,063.00
 COUNTY: 28-Feb-2016
 ILLINOIS: 20160201671100 | 1001-57-466-432
 REAL ESTATE TRANSFER TAX
 ILLINOIS: 20160201671100 | 14-17-120-006-0000
 TOTAL: 5,325.00
 COUNTY: 28-Feb-2016



Total does not include any applicable penalty or interest due

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 6 IN THE SUBDIVISION OF LOTS 23 AND 24 IN BLOCK 23 IN RAVENSWOOD A SUBDIVISION OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 14-17-120-006-0000 Vol. 0478

Property Address: 1453 W. Sunnyside Ave, Chicago, Illinois 60640

Property of Cook County Clerk's Office