

WARRANTY DEED

16203668

GRANTOR, SANDRA L. GARCIA, a single woman, OF CHICAGO, ILLINOIS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to: JOANNA JABLONSKA and JOSHUA E. SMART, OF 6433 W. BELLE PLAINE, #405 CHICAGO, IL 60607



Doc#: 1608546191 Fee: \$42.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00 Karen A. Yarbrough Cook County Recorder of Deeds Date: 03/25/2016 11:31 AM Pg: 1 of 3

== For Recorder's Use ==

3

Strike Inapplicable:

- a) ~~As Tenants in Common~~
b) Not in Tenancy in Common, but in Joint Tenancy.
c) ~~Not as Joint Tenants, or Tenants in Common, but as Tenants by The Entirety, as husband and wife.~~

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

SEE REVERSE SIDE FOR LEGAL DESCRIPTION

SUBJECT TO: General real estate taxes not due and payable at time of closing; ~~special assessments confirmed after this contract date~~; building, building line and use or occupancy restriction, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; ~~drainage ditches, feeders, laterals and drain tile, pipe or other conduit.~~

Permanent Real Estate Index No.: 13-35-118-003-0000

Grantors hereby waive and release all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Commonly known as: 2151 N. AVERS AVE., CHICAGO, IL 60647

DATED this 15 day of March, 2016.

Sandra L. Garcia SANDRA L. GARCIA

USI

Prepared By: LINDA G. BAL, ESQ.: 207 N. WALNUT STREET, ITASCA, ILLINOIS 60143

Send Tax Bill To: JOANNA JABLONSKA and JOSHUA E. SMART: 2151 N. AVERS AVE., CHICAGO, IL 60647

Return To: JOSHUA SMART & JOANNA JABLONSKA, 2151 N. AVERS AVE, CHICAGO, IL 60647

UNOFFICIAL COPY

LEGAL DESCRIPTION:

LOT 23 IN CHARLES S. NEERO'S RESUBDIVISION OF BLOCK 5 OF GRANT AND KEENY'S ADDITION TO PENNOCK BEING A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

PROPERTY ADDRESS: 2151 N. Avers Avenue, Chicago, IL 60647

PERMANENT INDEX NUMBER: 13-35-118-003-0000

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 18-Mar-2016



CHICAGO: 3,187.50
CTA: 1,275.00
TOTAL: 4,462.50 *

13-35-118-003-0000 | 20160301678807 | 1-660-585-536

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

REAL ESTATE TRANSFER TAX 18-Mar-201



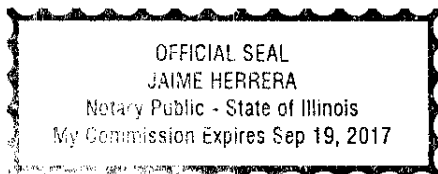
COUNTY: 212.5
ILLINOIS: 425.0
TOTAL: 637.5

13-35-118-003-0000 | 20160301678807 | 1-520-784-960

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that SANDRA L. GARCIA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 notary seal, this 15th day of March, 2016.



Jaime Herrera
Notary Public