

# UNOFFICIAL COPY

**WARRANTY DEED  
ILLINOIS STATUTORY**



Doc#: 1609710067 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/08/2016 02:56 PM Pg: 1 of 3

THE GRANTOR David L. Snipes married to Cristina Elizabeth Snipes of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Nancy Tapia 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 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 Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 17-30-119-045-1008 & 17-30-119-045-1019

Address of Real Estate: 2453 S. Western Ave, Unit 2N, Chicago, IL 60608

Dated this 27<sup>th</sup> day of January, 2016

**FIDELITY NATIONAL TITLE**

00150350PK

1 of 2

**BOX 15**

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SCY  
INTX

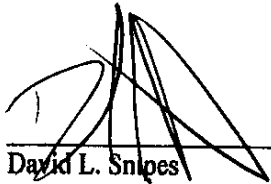
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## EXHIBIT A

UNITS 2453-2N AND P-7 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE VILLA 24 CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED DECEMBER 29, 2006 AS DOCUMENT NUMBER 0636309030, IN THE NORTHWEST  $\frac{1}{4}$  OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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David L. Snipes

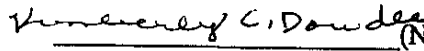
  
Cristina Elizabeth Snipes

STATE OF ~~ILLINOIS~~, COUNTY ~~COOK~~ <sup>ND</sup> ~~SS.~~ <sup>WAKE</sup>

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT David L. Snipes and Cristina Elizabeth Snipes, 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, 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 13 day of FEBRUARY, 2016

**KIMBERLY C DOWDLE**  
NOTARY PUBLIC  
Johnston County, NC  
My Commission Expires March 3, 2020

  
(Notary Public)

**Prepared By:** Thomas J. Scannell  
9901 South Western Avenue  
Chicago, Illinois 60643

**Mail To:**  
Anthony Panzica  
2510 W. Irving Park Road, Suite A  
Chicago, IL 60618

**Name & Address of Taxpayer:**  
Nancy Tapia  
2453 S. Western Ave, Unit 2N  
Chicago, IL 60608

REAL ESTATE TRANSFER TAX  
CHICAGO: 10-Mar-2016 1,350.00  
CTA: 540.00  
TOTAL: 1,890.00  
17-30-119-045-1008 | 20151201649664 | 1-98 1-99-760  
\*Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX  
COUNTY: 10-Mar-2016 90.00  
ILLINOIS: 180.00  
TOTAL: 270.00  
17-30-119-045-1008 | 2015 03 6-9664 | 1-850-132-032

Office