

# UNOFFICIAL COPY

4200137

## WARRANTY DEED STATUTORY (ILLINOIS)



Doc#: 1611746021 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/26/2016 09:28 AM Pg: 1 of 2

THE GRANTOR, **JOSE M. GARCIA**, unmarried, 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 **FLOR D. CRUZ**, unmarried, of 5029 S. Hoyne Avenue, Chicago, Illinois, 60609, in Tenancy in Common, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

===== FOR RECORDER'S USE ONLY =====

LOT 41 IN BLOCK 43, IN THE CHICAGO UNIVERSITY SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4, THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORDS AND TO PROPERTY TAXES NOT YET DUE AND PAYABLE AT TIME OF CLOSING AND TO BUILDING LINES AND EASEMENTS IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH PURCHASER'S USE AND ENJOYMENT OF THE PROPERTY.

This Homestead Waiver does not apply due to the Grantor's non-marital status. TO HAVE AND HOLD said premise forever.



Permanent Real Estate Index Number: 20-07-218-007-0000


Address of Real Estate: 4923 S. Wolcott Avenue, Chicago, IL 60609

Dated this 18<sup>th</sup> Day of April, 2016.

USI

Jose M. Garcia *Jose M Garcia*  
JOSE M. GARCIA

REAL ESTATE TRANSFER TAX		19-Apr-201
	COUNTY:	29.0
	ILLINOIS:	58.0
	TOTAL:	87.0
20-07-218-007-0000   20160401686752   0-780-607-808		

REAL ESTATE TRANSFER TAX		19-Apr-2016
	CHICAGO:	435.00
	CTA:	174.00
	TOTAL:	609.00 *
20-07-218-007-0000   20160401686752   0-532-619-584		
* Total does not include any applicable penalty or interest due.		

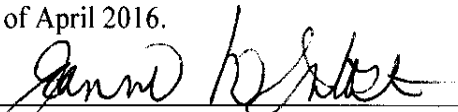
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State of Illinois )  
 )  
 County of Cook ) ss.

The undersigned, a Notary Public in and for said County, in the State of Illinois, DOES HEREBY CERTIFY that **JOSE M. GARCIA**, unmarried, is 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 official seal, this 18<sup>th</sup> day of April 2016.

  
 \_\_\_\_\_  
 NOTARY PUBLIC

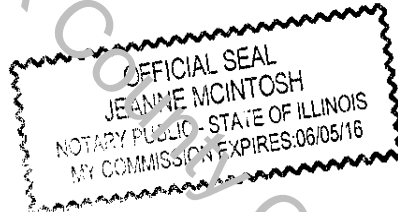
THIS INSTRUMENT WAS PREPARED BY: Terrence Collins, Esq., P.O. Box 337, Summit, IL 60501

AFTER RECORDING, RETURN DEED TO:

SEND SUBSEQUENT TAX BILLS TO:

Kent Novit, Esq.  
 Novit & Novit LLC  
 100 North LaSalle Street  
 Suite 1700  
 Chicago, Illinois 60602

Flor D. Cruz  
 4923 S. Wolcott Avenue  
 Chicago, Illinois 60634



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