

1613730 2/B

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WARRANTY DEED  
Statutory (ILLINOIS)  
(Individual to Individual)

Doc#: 1611815051 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/27/2016 01:44 PM Pg: 1 of 3

THE Grantor, John P. Morris and  
Nan M. Morris, husband and wife,  
of Oak Park, IL, for and in  
consideration of ten and no/100  
dollars, and other good and  
valuable consideration in hand  
paid, CONVEYS and WARRANTS  
to ~~\*The Balanza-Fisher Family~~  
~~Trust dated September 28, 2012, of~~

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

JAIME EDUARDO BALANZA \*  
\* TANYA ROBIN FISHER, TRUSTEES OF THE BALANZA-FISHER  
FAMILY TRUST DATED 09/28/2012

See attached for legal description.

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; general real estate  
taxes not due and payable at the time of closing.

Property Address: 216 S. Taylor Ave., Oak Park, IL 60302

Permanent Index Number: 16-08-310-006-0000

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

Dated this 26<sup>TH</sup> day of August, 2016

John P. Morris  
JOHN P. MORRIS

Nan M. Morris  
NAN M. MORRIS

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SC   
INT

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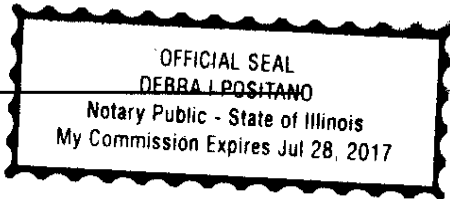
State of IL  
County of COOK (ss)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN P. MORRIS AND NAN M. MORRIS, 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 26<sup>th</sup> day of April, 2016

Commission expires 7.28.17

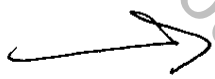


Debra L. Positano  
Notary Public

This instrument was prepared by Pellegrini & Cristiano, 6817 West North Avenue, Oak Park, Illinois 60302.

Mail To:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Send Subsequent Tax Bills To:



BALANZA/FISHER  
215 S. TAYLOR AVE.  
OAK PARK, IL 60302

OR

Recorder's Office Box No.: \_\_\_\_\_




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## LEGAL DESCRIPTION

LOT 70 IN FARR'S RESUBDIVISION OF THE SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN THE SOUTH LINE OF THE CHICAGO NORTHWESTERN RAILROAD RIGHT OF WAY AND THE NORTH LINE OF THE DUMMY RAILROAD RIGHT OF WAY, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 216 SOUTH TAYLOR AVENUE, OAK PARK, IL 60302

PERMANENT INDEX NUMBER: 16-08-310-006-0000

COUNTY TAX	 APR. 27. 16	REAL ESTATE TRANSFER TAX
	REVENUE STAMP	# 000002659
		00236.00 FP 103042

STATE TAX	STATE OF ILLINOIS  APR. 27. 16	REAL ESTATE TRANSFER TAX
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000026643
		00472.00 FP 103037