

# UNOFFICIAL COPY

## WARRANTY DEED

ILLINOIS STATUTORY

### PREPARED BY:

THE FRY GROUP, LLC

Vanessa Cici Fry

18W140 Butterfield Road, Suite 1100

Oak Brook Terrace, IL 60181

Doc#: 1612318040 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 05/02/2016 09:44 AM Pg: 1 of 2

Dec ID 20160401698024

ST/CO Stamp 0-187-633-984 ST Tax \$330.00 CO Tax \$165.00

City Stamp 0-251-892-032 City Tax: \$3,465.00

### MAIL TO:

Wifler Law Group, P.C.

Catherine Wilfer

Cherry Hill Plaza

103 W. Gilmer Road

Hawthorn Woods, IL 60047

### NAME & ADDRESS OF GRANTEE:

Joseph T. Beyer and Bethany T. Beyer

5275 N. Lamont Avenue

Chicago, IL 60630

**THIS INDENTURE WITNESSETH**, That the Grantor, Wieslawa Kosycarz divorced not since remarried, of the City of Chicago State of Illinois, for and in consideration of Ten and no/hundredths (\$10.00) Dollars, and other good and valuable consideration in hand paid, **CONVEY AND WARRANT** unto: Joseph T. Beyer and Bethany T. Beyer, husband and wife, not as Tenants in Common or as Joint Tenants but as Tenants by the Entirety of 4620 Magnolia Ave. #35, Chicago, IL 60640 the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 116 IN ELMORE'S FOREST GARDENS, BEING A SUBDIVISION OF LOTS 1, 2 AND 3 OF THE SUBDIVISION OF THE EAST 35.63 ACRES OF THE NORTHEAST FRACTIONAL 1/4 OF FRACTIONAL SECTION 9, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

Property Address: 5275 N. Lamont Avenue, Chicago, IL 60630

Permanent Index Number: 13-09-226-004-0000


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

**TO HAVE AND TO HOLD** said premises not as Tenants in Common or as Joint Tenants but as Tenants by the Entirety, forever.

Subject, however, to the general taxes for the year of 2016 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

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Dated this 28<sup>th</sup> day of April, 2016.

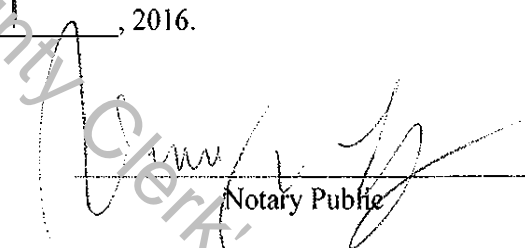
  
Wiesława Kosycarz

State of Illinois,  
County of Cook ) SS.

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that the Grantor, Wiesława Kosycarz to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as her 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 notarial seal this 28<sup>th</sup> day of April, 2016.



  
Notary Public

Property of Cook County Clerk's Office