

Date: 05/10/2016 07:07 AM Pg: 1 of 2
WARRANTY DEED

UNOFFICIAL COPY

The Grantor(s), **NIKKI SMITH**, a single woman of 541 W. Wrightwood Ave., Chicago, County of COOK, State of Illinois for the consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to;



Doc#: 1613150013 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
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Shauna Fritsch, City of Chicago, County of Cook, and State of Illinois, to be held as not as tenants in common, but as joint tenants, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

LOT 32 IN BLOCK 3 IN T. J. GRADY'S FOURTH GREEN BRIAR ADDITION TO NORTH EDGEWATER, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 6145 N. Talman Ave, Chicago, IL 60659
Permanent Real Estate Index Number: 13-01-219-005-0000

SUBJECT TO: General real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

REAL ESTATE TRANSFER TAX 06-May-2016



CHICAGO:	2,625.00
CTA:	1,050.00
TOTAL:	3,675.00 *

13-01-219-005-0000 | 20160401696911 | 0-141-848-896

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

DATED this 2nd day of May, 2016

Nikki A. Smith
NIKKI SMITH

REAL ESTATE TRANSFER TAX 06-May-2016



COUNTY:	175.00
ILLINOIS:	350.00
TOTAL:	525.00

13-01-219-005-0000 | 20160401696911 | 1-640-378-688

UNOFFICIAL COPY

State of Illinois)
) ss.
County of Cook)

The undersigned, a notary public in and for the above county and state, certifies that **NIKKI SMITH**, known to me to be the same person whose name is subscribed as Grantor to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantor, for the uses and purposes set forth therein.

Given under my hand and official seal, this 2nd day of May, 2016



[Handwritten Signature]

NOTARY PUBLIC

DEED PREPARED BY:

Beata Valente
Dynia & Valente, LLC
Suite 201
1820 W. Hubbard. Ste 201
Chicago, IL 60622

MAIL DEED TO:

Shauna Fritsch
6145 N. Talman Ave
Chicago, IL 60659

SEND TAX BILL TO:

Shauna Fritsch
6145 N. Talman Ave
Chicago, IL 60659

Property of Cook County Clerk's Office