

UNOFFICIAL COPY

STGC: 01146-42019

WARRANTY DEED

STC-01146-42019 1252

Doc#: 1613255027 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/11/2016 11:38 AM Pg: 1 of 2

Dec ID 20160401697585
ST/CO Stamp 1-039-182-144 ST Tax \$272.50 CO Tax \$136.25
City Stamp 1-201-916-224 City Tax: \$2,861.25

THE GRANTOR, AARON S. HOFFBERG, married to AMY HOFFBERG, of the City of Highland Park, Illinois, County of Lake and State of Illinois, for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS unto JUAN C. GUERRERO, ~~an~~ ^a married man, of 5300 N. Sheridan Road #411, Chicago, Illinois 60640, the following described real estate in the County of Cook and State of Illinois, to wit:

The Above Space for Recorders Use Only

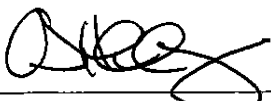
Unit 407 together with its undivided percentage interest in the common elements in Catalpa Square Condominium, as delineated and defined in the Declaration recorded as document number 0813722008, in the Northeast 1/4 of Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Subject to: (a) covenants, conditions and restrictions of record, 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 (b) general real estate taxes not due and payable at the date of deed hereinafter stated.


Common address: 2409 W. Catalpa Avenue, Unit 407, Chicago, Illinois 60625-8006
PIN: 13-12-218-051-1023

hereby expressly waiving and releasing any and all rights or benefits under and by virtue of the Homestead Exemptions Laws of the State of Illinois, TO HAVE AND TO HOLD said premises in the tenancy aforesaid.

IN WITNESS WHEREOF, the GRANTOR aforesaid, has hereunto set his hand and seal and AMY HOFFBERG has hereunto set her hand and seal, not as Grantor but solely to release any and all rights or benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, this 6th day of May, 2016.



AARON S. HOFFBERG (SEAL)



AMY HOFFBERG, his wife (SEAL)

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 AARON S. HOFFBERG, and AMY HOFFBERG, his wife, 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 6th day of May, 2016





Notary Public (Commission Expires 10-30-16)

This deed was prepared by G. John Marmet, Esq., 950 Milwaukee Avenue, Suite 318, Glenview, Illinois 60025-3779.

When Recorded Mail to: Adelqui Boué Galleria Tower II 5051 Westheimer Suite 1200 Houston, TX 77056	Address of Property: 2409 W. Catalpa Avenue #407 Chicago, IL 60625-8006 (not part of above deed)	Send Subsequent tax bills to: Juan C. Guerrero 2409 W. Catalpa AV #407 Chicago, IL 60625-8006
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STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

10-May-2016



COUNTY:	136.25
ILLINOIS:	272.50
TOTAL:	408.75

13-12-218-051-1023 | 20160401697585 | 1-039-182-144

REAL ESTATE TRANSFER TAX

10-May-2016



CHICAGO:	2,043.75
CTA:	817.50
TOTAL:	2,861.25 *

13-12-218-051-1023 | 20160401697585 | 1-201-916-224

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