

UNOFFICIAL COPY

Doc#: 1616218029 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/10/2016 09:41 AM Pg: 1 of 3

Dec ID 20160601612042
ST/CO Stamp 0-643-319-104 ST Tax \$632.50 CO Tax \$316.25

40024990 (1/2)

THIS INSTRUMENT PREPARED

BY:

Leslie Ann Jones
Johnson, Jones, Snelling,
Gilbert & Davis, P.C.
36 S. Wabash Ave., Suite 1310
Chicago, IL 60603

GIT

WARRANTY DEED

This Warranty Deed (the "Deed"), made this June 6, 2016, between BENJAMIN ZEE AND PHYLLIS CHEUNG ZEE, ALSO KNOWN AS PHYLLIS C. ZEE, (collectively "Grantor"), and WILLIS PUGH AND CHARLISA PUGH, husband and wife, ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE ALIEN, ASSIGN AND CONVEY unto the Grantee, and to Grantee's heirs and assigns FOREVER, as tenants by the entirety all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

*husband and wife

1001 Linden Avenue
Oak Park, Illinois 60302
16-06-217-026-0000

THE SOUTH 45 FEET OF LOT 28 IN MAY MANOR, A SUBDIVISION OF THE WEST 16.57 ACRES OF THE SOUTH 50 ACRES OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED FEBRUARY 8, 1922 AS DOCUMENT NUMBER 739/730, IN COOK COUNTY, ILLINOIS.

And Grantor, for himself, and his successors, does covenant, promise and agree, to and with Grantee and Grantee's heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

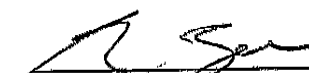
- (a) General real estate taxes for the current year not yet due and for subsequent years;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights;
- (d) Applicable zoning and building laws and ordinances;

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- (e) Roads and highways, if any;
- (f) Unrecorded public utility easements, if any;
- (g) Grantee's mortgage, if any;
- (h) Plats of dedication and covenants thereof;
- (i) Acts done or suffered by Grantee, or anyone claiming under Grantee.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR:



 BENJAMIN ZEE

REAL ESTATE TRANSFER TAX		08-Jun-2016
	COUNTY:	316.25
	ILLINOIS:	632.50
	TOTAL:	948.75
16-06-217-026-0000 20160601612042 0-643-319-104		



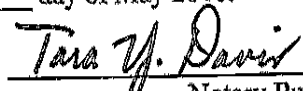
 PHYLLIS CHEUNG ZEE, ALSO KNOWN AS PHYLLIS C. ZEE

STATE OF ILLINOIS)
 COUNTY OF COOK)



I, the undersigned, a Notary Public in and for said County and State, do hereby certify that BENJAMIN ZEE AND PHYLLIS CHEUNG ZEE, ALSO KNOWN AS PHYLLIS C. ZEE appeared before me this day in person and acknowledged that each and signed, sealed and delivered this instrument as his/her free and voluntary act.


GIVEN under my hand and Notarial Seal this 6th day of June 2016. TYD



 Notary Public

Real Estate Transfer Tax

\$5,064.00



www.oak-park.us

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MAIL TO:

Willis Pugh / Charlisa Pugh
1001 N. Linden
Oak Park, IL 60302

OR RECORDER'S OFFICE BOX NO. _____

SEND SUBSEQUENT TAX BILLS TO:

Willis Pugh / Charlisa Pugh
(NAME)
1001 N. Linden
(ADDRESS)
Oak Park, IL 60302
(CITY, STATE AND ZIP)

Property of Cook County Clerk's Office