

UNOFFICIAL COPY

**WARRANTY DEED
ILLINOIS STATUTORY**

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

OKT
1670468
2/2



Doc#: 1616944006 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/17/2016 10:23 AM Pg: 1 of 3

THE GRANTOR(S), **AMERICAN HERITAGE ACQUISITION, INC.**, an Illinois corporation, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, Conveys(s) and Warrant(s) to **HEATHER HAWTHORNE and DANIEL HAWTHORNE**, husband and wife, of 1720 N. Kimball Avenue, Chicago, Illinois 60647, not as tenants in common but as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

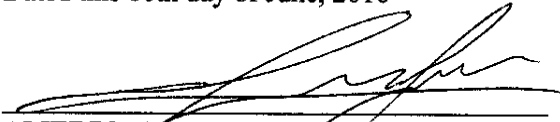
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: general real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; and building lines and easements, if any, provided they do not underlie the premises or interfere with the current use and enjoyment of the premises as a single family home. Sellers are not aware of any special governmental taxes or assessments for improvements not yet completed or unconfirmed special governmental taxes or assessments.

Subject property is non-homestead property

Permanent Real Estate Index Number(s): 13-35-414-021-0000
Address(es) of Real Estate: 1720 N. Kimball Avenue, Chicago, Illinois 60647,

Dated this 10th day of June, 2016



**AMERICAN HERITAGE ACQUISITION,
INC. BY JACK PYSZ, PRESIDENT**

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JACK PYSZ personally known to me to be the same person(s) whose name(s) 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.

Given under my hand and official seal, this 10th day of June, 2016



Ronald A. Davis (Notary Public)



REAL ESTATE TRANSFER TAX		15-Jun-2016
	CHICAGO:	3,262.50
	CTA:	1,305.00
	TOTAL:	4,567.50 *

Prepared By: Barry C. Zachary, Esq.
Barry C. Zachary P.C.
4709 Golf Road, Suite 475
Skokie, Illinois 60076

13-35-414-021-0000 | 20160601613773 | 1-568-073-024
* Total does not include any applicable penalty or interest due.

Mail To: *Mary Barrett Kirby*
4669 N. Manor Ave.
Chicago IL 60625

Name & Address of Taxpayer: *Heather + Daniel Hawthorne*
1720 N. Kimball Ave.
Chicago IL 60647

REAL ESTATE TRANSFER TAX		16-Jun-2016
	COUNTY:	217.50
	ILLINOIS:	435.00
	TOTAL:	652.50

13-35-414-021-0000 | 20160601613773 | 2-110-776-640

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LEGAL DESCRIPTION

LOT 33 IN JOHN G. WETMORES SUBDIVISION OF BLOCK 16 AND THE WEST 1/2 OF BLOCK 15 IN SIMONS SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address commonly known as:

1720 N. Kimball Ave

Chicago, IL 60647

PIN#: 13-35-414-021-0000

Property of Cook County Clerk's Office