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PREPARED BY:
Austin Jarrett Ltd
411 E. Business Center Drive Suite 112
Mount Prospect, IL 60056

Doc#: 1617317018 **Fee:** \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/21/2016 11:24 AM Pg: 1 of 3

MAIL FUTURE TAX BILLS TO:

Frank Fuscaldo
2800 E. 96th St.
Chicago, IL 60617

MAIL RECORDED DEED TO:

Laurie A. Taylor
Attorney At Law
Two Treas. A. Plaza Dr.
Suite 290
Oak Brook, Illinois, IL 60181

BT 16-02050 (TR)
1 of 1

WARRANTY DEED
Statutory (Illinois)

The Grantor(s), **JOE JONES and MILI RED JONES**, husband and wife, as tenants by the entirety, for and in consideration of ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, conveys and warrants to Grantee(s), **FRANK FUSCALDO**, 2800 E. 96th St., Chicago, IL, the following described real estate situated in the County of COOK, in the State of Illinois, to wit: **60617**

SEE ATTACHED LEGAL

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 forever.

PERMANENT INDEX NUMBER: 25-32-209-066-0000
ADDRESS OF REAL ESTATE: 903 W Vermont Ave., Chicago, IL 60643

GRANTOR, does hereby covenant and represent that grantor 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 the said premises, against all persons lawfully claiming, or to claim the same, by through, or under grantor, grantor WILL WARRANT AND DEFEND; 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 provided they do not interfere with the current use and enjoyment of the Real Estate.

REAL ESTATE TRANSFER TAX



17-Jun-2016
COUNTY: 19.25
ILLINOIS: 38.50
TOTAL: 57.75

25-32-209-066-0000

[20160501610176 | 1-673-729-344

S Y
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E Y
INT D

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Warranty Deed-Continued

Dated this 3rd day of June, 2016.

By: *Joe Jones*
JOE JONES

By: *Mildred Jones*
MILDRED JONES

STATE OF Illinois)
) ss
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that **JOE & MILDRED JONES** 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 (s)he/they signed, sealed and delivered the said instrument as his/her/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 3rd day of June, 2016.

My Commission expires 11-17-19

GERALYN M KORPAK
Notary Public
GERALYN M KORPAK Notary Public
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 17, 2019

REAL ESTATE TRANSFER TAX	07-Jun-2016
	CHICAGO: 288.75
	CTA: 115.50
	TOTAL: 404.25 *

25-32-209-066-0000 | 20160501610176 | 1-892-320-576

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

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EXHIBIT A

LEGAL DESCRIPTION

LOT NINE (9) (EXCEPT THE WEST 24 FEET THEREOF) AND ALL OF LOT TEN (10) IN BLOCK SIX (6) IN PON AND COMPANY'S "RIVERSIDE SUBDIVISION" BEING A SUBDIVISION OF THAT PART LYING NORTH OF LITTLE CALUMET RIVER OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE WEST HALF OF THE NORTH EAST QUARTER (EXCEPT THE WEST 25 ACRES THEREOF) OF SECTION 32, NORTH OF INDIAN BOUNDARY LINE, IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 25-32-209-066-0000

For informational purposes only, the subject parcel is commonly known as:

903 W. Vermont Avenue, Chicago, IL 60643