

UNOFFICIAL COPY

1614032 1/8



WARRANTY DEED
JOINT TENANTS
Statutory (ILLINOIS)
(Individual to Individual)

Doc#: 1620304024 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/21/2016 12:13 PM Pg: 1 of 3

THE Grantor, JAMES F. NAU AND SARAH HANNAH CULBERTSON NAU, NKA SARAH C. NAU, HUSBAND AND WIFE, OF OAK PARK, IL, for and in consideration of ten and no/100 dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to NICHOLAS P. BARTZEN AND RACHAEL BARTZEN, HUSBAND AND WIFE, AND PETER J. BARTZEN, JR., MARRIED, OF 4523 N. CHRISTIANA, 2ND FL. CHICAGO, IL 60625, 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:

See attached for legal description. 1614032

Subject To: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through buyer; all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes not yet due and payable at the time of closing.

Property Address: 1142 WESLEY AVENUE, OAK PARK, IL 60304

Permanent Index Number: 16-18-416-015-0000

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, as Joint Tenants, not as Tenants in Common, FOREVER.

Dated this 18th day of JULY, 2016

JAMES F. NAU

SARAH C. NAU

Real Estate Transfer Tax

\$2,600.00

www.oak-park.us

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

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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, DO HEREBY CERTIFY that JAMES F. NAU AND SARAH C. NAU, 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 18th day of July, 2016

Commission expires _____
Catherine Palmer
Notary Public

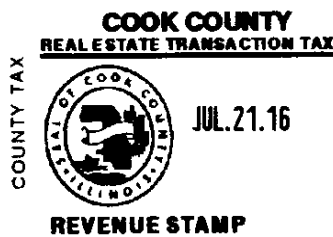


This instrument was prepared by Pellegrini & Cristiano, 6817 West North Avenue, Oak Park, Illinois 60302.

Mail To:
Nicholas P. Bartzén
1142 Wesley Ave.
Oak Park, IL 60304

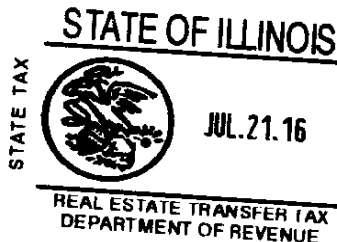
Send Subsequent Tax Bills To:
BARTZEN
1142 WESLEY AVENUE
OAK PARK, IL 60304

OR
Recorder's Office Box No.: _____



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| REAL ESTATE TRANSFER TAX |
| 0016250 |
| FP 103046 |

000005847



000026904

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|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0032500 |
| FP 103037 |

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Escrow File No.: 1614032

LEGAL DESCRIPTION

THE NORTH 16-1/2 FEET OF LOT 26 AND THE SOUTH 16-1/2 FEET OF LOT 27 IN BLOCK 8 IN SWIGART'S SUBDIVISION OF LOT 5 AND THE WEST 33 FEET OF LOT 6 IN B. F. JERVIS SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-18-416-015-0000

COMMONLY KNOWN AS 1142 WESLEY AVENUE, OAK PARK, IL 60304

Property of Cook County Clerk's Office