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Doc#: 1622425002 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/11/2016 09:55 AM Pg: 1 of 3

Dec ID 20160801639796
ST/CO Stamp 0-982-836-032 ST Tax \$247.00 CO Tax \$123.50
City Stamp 0-167-387-968 City Tax: \$2,593.50

Stz 01146-43792
10A2
803

**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR, Thomas P. Latzke, Sole Member of CBC Properties, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the state of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Steven Lopez Jr. and Evelyn Hernandez, husband and wife, not as joint tenants or 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements; and general real estate taxes not yet due and payable at the time of Closing.



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 Real Estate Index Number(s): 13-32-203-038
Address(es) of Real Estate: 2314 N. Menard Ave., Chicago, IL 60639

STE WART TITLE
600 E. D'ohi Road
Suite 120
Naperville, IL 60563

REAL ESTATE TRANSFER TAX		04-Aug-2016
	CHICAGO:	1,852.50
	CTA:	741.00
	TOTAL:	2,593.50 *
13-32-203-038-0000 20160801639796 0-167-387-968		

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

REAL ESTATE TRANSFER TAX		09-Aug-2016
	COUNTY:	123.50
	ILLINOIS:	247.00
	TOTAL:	370.50
13-32-203-038-0000 20160801639796 0-982-836-032		

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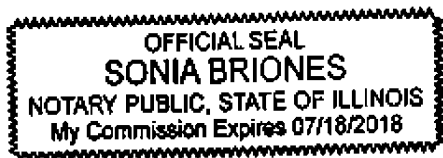
Dated this Aug 1 day of _____, 20 16

Thomas P. Lutzke, Sole Member of
CBC Properties, LLC

STATE OF IL, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Thomas P. Lutzke, personally known to me to be the same person whose name is 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 1st day of Aug, 20 16



(Notary Public)

Prepared by:

Dana C. Siragusa
Siragusa Law
25 E. Washington Suite 700
Chicago, Illinois 60602

Mail to:

Steven Lopez and Evelyn Hernandez
2314 N. Menard
Chicago, IL 60639

Name and Address of Taxpayer:

Steven Lopez Jr. and Evelyn Hernandez
2314 N. Menard Ave.
Chicago, IL 60639

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COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

Exhibit A - Legal Description

LOT 34 IN BLOCK 1 IN HANSON'S SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF GRAND AVENUE, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office