

# UNOFFICIAL COPY

Doc#: 1623033058 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/17/2016 01:27 PM Pg: 1 of 3

## WARRANTY DEED

Page 16 NW 71218740K  
CT - WR

The Grantor KENT FLOWERS, a single person, of Maywood, Cook County, IL, for and in consideration of TEN & No/100 (\$10.00), and other good and valuable consideration in hand paid, conveys and warrants to SEAN and JUDY TZUL, married to each other, of Chicago, Cook County, IL, as tenants by the Entirety, and not as joint tenants or tenants in Common, the following described real estate situated in Chicago, Cook County, Illinois, to wit:

Dec ID 20160801641809  
ST/CO Stamp 1-417-343-808 ST Tax \$10.00 CO Tax \$5.00  
City Stamp 1-774-252-864 City Tax: \$105.00

The above space for Recorder's use only.


### SEE ATTACHED LEGAL DESCRIPTION



Permanent Real Estate Index Number: 20-29-118-011-0000  
Address of the Property: 1307 W. 72<sup>nd</sup> Place, Chicago, IL 60636-4125


**SUBJECT TO:** Property taxes for 2015 and subsequent years, covenants, conditions, and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate.

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 property as tenants by the entirety, and not as joint tenants or tenants in common.

Dated: This 8<sup>th</sup> day of August, 2016.

  
\_\_\_\_\_  
KENT FLOWERS (Seal)

REAL ESTATE TRANSFER TAX		17-Aug-2016	
	COUNTY:		5.00
	ILLINOIS:		10.00
	TOTAL:		15.00
20-29-118-011-0000		20160801641809	1-417-343-808

REAL ESTATE TRANSFER TAX		17-Aug-2016	
	CHICAGO:		75.00
	CTA:		30.00
	TOTAL:		105.00
20-29-118-011-0000		20160801641809	1-774-252-864


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


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State of Illinois }  
                          } ss.  
County of Cook }

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that KENT FLOWERS, a single person, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, he appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 Seal  
this 8<sup>th</sup> day of August, 2016

  
\_\_\_\_\_  
Notary Public



This instrument was prepared by:  
Thomas M. Stewart, Esq.  
Stewart and Capraro  
Attorneys and Counselors at Law  
1010 Lake Street, Suite 612  
Oak Park, IL 60301

Mail Recorded Deed to:  
Sean & Judy Tzul  
1307 W. 72<sup>nd</sup> Place  
Chicago, IL 60636-4125

Mail Subsequent Tax Bills to:  
Sean & Judy Tzul  
1307 W. 72<sup>nd</sup> Place  
Chicago, IL 60636-4125

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## LEGAL DESCRIPTION

Order No.: 16NW7121874OK

**For APN/Parcel ID(s): 20-29-118-011-0000**

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LOT 29 IN HECK'S SUBDIVISION OF BLOCK 8 OF JONE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office