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WARRANTY DEED For Illinois



Doc#: 1624234087 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/29/2016 01:36 PM Pg: 1 of 5

Prepared by:
DAVID DELGADO, Esq.
1430 N. Western Ave
Chicago, Illinois 60622
Tel: (773) 235-6565

Taxpayer:
MARK DEMSKI SKOPIN
2713 N. AVERS AVE.
CHICAGO, IL. 60647

THE GRANTOR, FELICITA MONTANEZ, Divorced And Not Since Remarried, of 1725 N. TROY AVE., CHICAGO ILLINOIS 60647, (the "Grantor"), for and in consideration of TEN AND 00/10DOLLARS (\$10.00) and other good and valuable consideration in hand paid, does hereby conveys and warrants, unto the following GRANTEE to wit: MARK DEMSKI SKOPIN, A SINGLE MAN AND JENNIFER E. MAYO, (A SINGLE WOMAN) Not As Tenants In Common, ~~But~~ As Joint Tenants With Right of Survivorship, of 2713 N. AVERS AVE., CHICAGO, ILLINOIS 60647, all the right, title, and interests which the Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Cook, State of Illinois, to wit: ~~* husband and wife~~ ** but as tenants by the entireties
SEE "EXHIBIT A," LEGAL DESCRIPTION, ATTACHED HERETO AND MADE A PART HEREOF

DD
7/29/16

DD
7/29/16

Commonly Known as: 2713 N. AVERS AVE., CHICAGO, ILLINOIS 60647

Permanent Index Number(s): 13-26-302-023-0000

Property Address: 2713 N. AVERS AVE., CHICAGO, ILLINOIS 60647

Subject to: Covenants, conditions and restrictions of record, public and utility easements of record, general real estate taxes for the years ~~2015~~, 2016 and subsequent years which are not yet due and payable.

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.

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IN WITNESS WHEREOF, the said Grantor has caused his name to be affixed hereto and has duly and freely executed this instrument on this 29th day of JULY, 2016, at Cook County, City of Chicago, State of Illinois.

Felicita Montanez (Seal)
FELICITA MONTANEZ

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 **FELICITA MONTANEZ**, is 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 she signed, sealed and delivered the said instrument as her 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 notary seal, this 29th Day of JULY, 2016

Signature Of Notary: *Rafael Rios* (Seal)

My Commission Expires: 3-29-2020



RETURN TO: THAYER C. TORGERSON, ESQ
2400 N. WESTERN AVE.,
CHICAGO, IL. 60647

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EXHIBIT "A"

Lot 24, in Block 5, of "Pennock", a subdivision of the Southwest Quarter of Section 26, Township 40 North, Range 13 and the South 25 acres of the West Half of the West Half of the Southeast Quarter of Section 26, Township 40 North, Range 13, and the Southeast Quarter of the Southeast Quarter of Section 27, Township 40 North, Range 13, and the North Half of the Northeast Quarter of the Northeast Quarter and the South Half of the Northwest Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 34, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

P. F. # 13-26-302-023-0000

Address 2713 N. AVERS AVE.
CHICAGO, IL 60647

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

08-Aug-2016



CHICAGO:	2,793.75
CTA:	1,117.50
TOTAL:	3,911.25 *

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

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REAL ESTATE TRANSFER TAX

08-Aug-2016



COUNTY:	186.25
ILLINOIS:	372.50
TOTAL:	558.75

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