

UNOFFICIAL COPY

1617534

Doc#: 1625339005 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/09/2016 09:15 AM Pg: 1 of 3

1 of 2
AFTER RECORDING, MAIL TO:
SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

Dec ID 20160801652898
ST/CO Stamp 0-616-733-504 ST Tax \$276.00 CO Tax \$138.00
City Stamp 1-533-123-392 City Tax: \$2,898.00

Warranty Deed Statutory (Illinois)

THE GRANTOR(S), Greg Waggoner, *A Single Man* of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Marianne Morgan and Brian Morgan, of 840 N Richmond Ave, Chicago, IL 60622,

NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
 NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
 NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

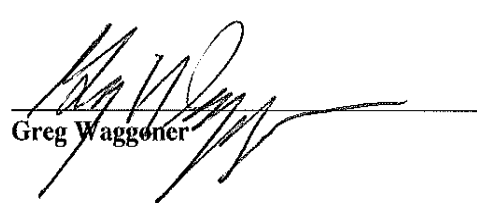
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Subject, however, to the general taxes for the year of 2016 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 13-27-220-033-0000

Property Address: 4140 W Oakdale, Chicago, IL 60641

Dated this 17 day of August, 2016.


Greg Waggoner

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Luis Obispo }

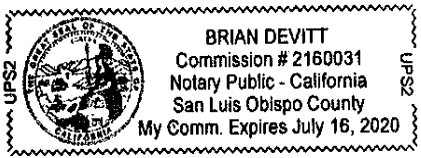
On Aug 17, 2016 before me, Brian Devitt, Notary Public,
Date Here Insert Name of Officer

Personally appeared Greg Waggoner
Name(s) of Signer(s)

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

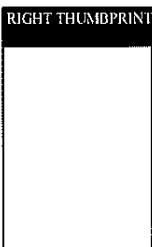
Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

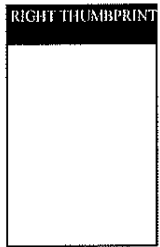
Capacity(ies) Claimed by Signer(s)

- Signer's name: _____
- Individual
 - Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Attorney in fact
 - Trustee
 - Guardian or Conservator
 - Other: _____



Signer is Representing: _____

- Signer's name: _____
- Individual
 - Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Attorney in fact
 - Trustee
 - Guardian or Conservator
 - Other: _____



Signer is Representing: _____

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EXHIBIT A

Legal Description: **LOT 33 IN BLOCK 6 IN BELMONT GARDENS BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 18, 1913, AS DOCUMENT NO. 5209764, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number(s): 13-27-220-033-0000

Property Address: 4140 W Oakdale, Chicago, IL 60641

THIS DOCUMENT PREPARED BY:

Anthony Nicpon
7316 W. Myrtle
Chicago, IL 60631

MAIL TAX BILL TO:

Marianne Morgan and Brian Morgan
840 N Richmond Ave
Chicago, IL 60622

MAIL RECORDED DEED TO:

Marianne Morgan and Brian Morgan
840 N Richmond Ave
Chicago, IL 60622

Property of Cook County Clerk's Office