

# UNOFFICIAL COPY

**WARRANTY DEED**  
STATE OF ILLINOIS



Doc# 1627042034 Fee \$42.00  
RHSP Fee:\$9.00RPRF Fee \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/26/2016 11:08 AM Pg: 1 of 3

16 WSA 102893 NA 10f2

**THE GRANTORS, NICHOLAS WITT AND JENNIFER RICHARDSON, AS JOINT TENANTS, OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID,**

**CONVEYS AND WARRANTS TO NICHOLAS STUTZ**

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

**SEE ATTACHED LEGAL DESCRIPTION**

**PROPERTY ADDRESS: 10331 S WHIPPLE ST, CHICAGO, IL 60655**  
**PERMANENT INDEX NUMBER(s): 24-13-103-016-0000**

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS; BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTORS; AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

THE DATE OF THIS DEED OF CONVEYANCE IS: \_\_\_\_\_

*N. Witt* (SEAL)  
NICHOLAS WITT

*Jennifer Richardson* (SEAL)  
JENNIFER RICHARDSON



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S. Y  
P 3  
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**BOX 334 CTi**

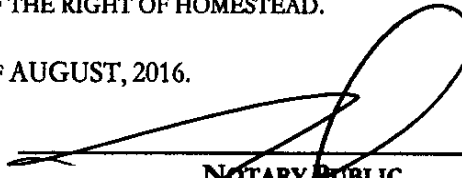
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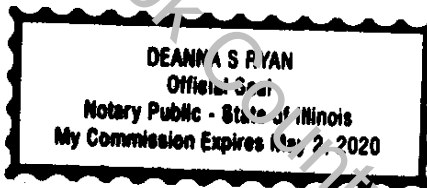
STATE OF ILLINOIS            )  
   ) SS.  
 COUNTY OF COOK             )

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT **NICHOLAS WITT AND JENNIFER RICHARDSON**, ARE 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 NOTARIAL SEAL, THIS \_\_\_ DAY OF AUGUST, 2016.

MY COMMISSION EXPIRES: 05.02.20

  
 \_\_\_\_\_  
 NOTARY PUBLIC



REAL ESTATE TRANSFER TAX		13-Sep-2016
CHICAGO:		1,492.50
CTA:		597.00
<b>TOTAL:</b>		<b>2,089.50 *</b>
24-13-103-016-0000   20160701639042   0-670-972-736		

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

REAL ESTATE TRANSFER TAX		13-Sep-2016
COUNTY:		99.50
ILLINOIS:		199.00
<b>TOTAL:</b>		<b>298.50</b>
24-13-103-016-0000   21150701639042   0-489-372-480		

This Instrument was Prepared By:	Send Subsequent Tax Bills to:	After Recording Mail To:
Ryan Law Group, Ltd. 1121 West Wrightwood Chicago, Illinois 60614	Nicholas Stutz 10331 S Whipple St Chicago, IL 60655	SCANNELL + ASSOC, PC 9901 S. WESTERN AVE. STE. 100 CHICAGO, IL 60643

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## LEGAL DESCRIPTION

Order No.: 16WSA102893NA

**For APN/Parcel ID(s): 24-13-103-016-0000**

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LOT 205 IN FRANK DELAWARE LUGACH'S KEDZIE BEVERLY HILLS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST RIGHT OF WAY LINE OF GRAND TRUCK RAILROAD, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office