

UNOFFICIAL COPY

Doc#: 1629516015 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/21/2016 11:01 AM Pg: 1 of 3

WARRANTY DEED

Dec ID 20161001667430
ST/CO Stamp 0-972-435-264 ST Tax \$412.50 CO Tax \$206.25
City Stamp 1-959-866-176 City Tax: \$4,331.25

16-1592, 1 of 2

THIS INDENTURE WITNESSETH, that the Grantor, Anne Nicolas, married to *Mark Nicolas, of Chicago, IL, for and in consideration of The sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS and WARRANTS to Jerry A. Smith, Jr. and Courtney Brett, of Chicago, IL, as joint tenants, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

* an unmarried man

** an unmarried woman

SEE ATTACHED LEGAL DESCRIPTION

Address: 5739 W. Gunnison St., Chicago, IL 60630
P.I.N.: 13-08-431-006-0000

Situated in Cook County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject only to the following: general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Dated this 19th day of SEPT, 2016

Anne Nicolas
Anne Nicolas

Mark Nicolas
Mark Nicolas
*Signing for the sole purpose of waiving
homestead rights

This Instrument was Prepared by:
Kathleen O'Keefe- Rivera
Attorney at Law
900 N. Franklin, Ste. 505
Chicago, IL 60610

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STATE OF Illinois)
 COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Anne Nicolas and Mark Nicolas, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.



Given under my hand and notarial seal this 19 day of September, 2016.




[Signature]
 Notary Public

Mail to:
Mark Rodriguez
364 PEARSON/VANDE AVENUE
Ste. 1-W
6100 E 117th L 60137

Send Subsequent bills to:
Jerry A. Smith Jr. and
Courtney Acott
5777 N. CONNOR ST.
CHICAGO, IL 60630

REAL ESTATE TRANSFER TAX		18-Oct-2016
	COUNTY:	206.25
	ILLINOIS:	412.50
	TOTAL:	618.75
13-08-431-006-0000 20161001667430 0-972-435-264		

REAL ESTATE TRANSFER TAX		18-Oct-2016
	CHICAGO:	3,093.75
	CTA:	1,237.50
	TOTAL:	4,331.25 *
13-08-431-006-0000 20161001667430 1-959-866-176		

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

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EXHIBIT "A"

The west 2/3 (except the south 8 feet thereof) of the North Half of Lot 8 in Block 7, in Free's Additions to the Village of Jefferson, in the Southeast Quarter of section 8, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN(S): 13-08-431-006-0000

Property of Cook County Clerk's Office