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Doc# 1700342007 Fee \$40.00

This Instrument Prepared By:

Bradley Ader, Esq.
Burke, Warren, MacKay
& Serritella, P.C.
330 N. Wabash Ave., 21st Fl.
Chicago, Illinois 60611

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/03/2017 09:29 AM PG: 1 OF 2

Upon Recordation Return to:

~~Mr. James D. Zazakis, Esq.~~ Ian Block
~~3832 N Ashland Avenue~~
~~Suite 1S~~ 3711 N. Marshfield
Chicago, Illinois 60613

16029162NC Karen DI 1 of 2

WARRANTY DEED

THE GRANTOR, TERESA M. WALKER a/k/a Teresa Marie Walker, of 725 Park Plaine Avenue, Park Ridge, Illinois 60068, a divorced women not since remarried, for and in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to DIANA WATRAL AND IAN BLOCK, husband and wife, as tenants by the entirety, the Grantee, whose address is 4107 North Southport Avenue, Chicago, Illinois 60613, all interest in the following described real estate, situated in the County of Cook and State of Illinois, to wit:

THE NORTH 3/4 OF LOT 28 AND THE SOUTH 1/2 OF LOT 29 IN CHARLES J. FORD'S SUBDIVISION OF BLOCK 19 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTH EAST 1/4 THEREOF) IN COOK COUNTY, ILLINOIS

Commonly known as: 3711 North Marshfield
Chicago, Illinois 60613

PIN: 14-19-224-017-0000

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements, acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of closing.

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

[Signature Page to Follow]

Box 400

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Dated as of the 14th day of December, 2016.

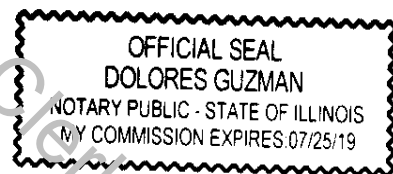
Teresa Walker
Teresa M. Walker a/k/a Teresa Marie Walker


STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Teresa M. Walker a/k/a Teresa Marie Walker, personally known to me or proven 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 said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 14th day of December 2016.



Dolores Guzman
Notary Public
My Commission Expires: 7/25/19



REAL ESTATE TRANSFER TAX		15-Dec-2016
	CHICAGO:	11,137.50
	CTA:	4,455.00
	TOTAL:	15,592.50 *

14-19-224-017-0000 | 20161201691216 | 2-070-407-360

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

REAL ESTATE TRANSFER TAX		15-Dec-2016
	COUNTY:	742.50
	ILLINOIS:	1,485.00
	TOTAL:	2,227.50

14-19-224-017-0000 | 20161201691216 | 0-622-717-120

Mail Future Tax Bills to:
Diana Watral and Ian Block
3711 North Marshfield
Chicago, Illinois 60613