

UNOFFICIAL COPY

WARRANTY DEED

16207458



1700346144D

Doc# 1700346144 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/03/2017 02:44 PM PG: 1 OF 2

THE GRANTORS

(The space above for Recorder's use only)

Joseph C. Kovanda, married to *DeeAnn Kovanda and Susan A. Degner, married to *David C. Degner of the City of Lockport, County of Will, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to Erika E. Diaz a married woman, in the following described Real Estate situated in Cook County, Illinois, commonly known as 7534 S. Lockwood Avenue, Burbank, IL 60459, legally described as:

LOT 3 IN BLOCK 6 IN MCGRATH'S RESUBDIVISION OF BLOCKS 3, 4, 5 AND 6 IN KEYSTONE ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2016 and subsequent years.

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

***THIS IS NON HOMESTEAD PROPERTY AS TO DeeAnn Kovanda & David C. Degner**

Permanent Index Number (PIN): 19-28-305-004-0000

Address(es) of Real Estate: 7534 Lockwood Avenue, Burbank, IL 60459

Dated this 14th day of December, 2016

USI

Susan A. Degner (SEAL) Joseph C. Kovanda (SEAL)
Susan A. Degner Joseph C. Kovanda

REAL ESTATE TRANSFER TAX

22-Dec-2016



COUNTY: 81.25
ILLINOIS: 162.50
TOTAL: 243.75

19-28-305-004-0000 | 20161201694879 | 0-775-649-472

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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 Joseph C. Kovanda and Susan A. Degner personally known to me to be the same persons whose names subscribed in 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 official seal, this 15th day of December, 2014.



[Signature]

NOTARY PUBLIC
Commission expires _____

This instrument was prepared by: Dalton & Dalton, P.C., Tom Dalton, tdalton@tdaltonlaw.com, 6930 W. 79th Street, Burbank, IL 60459

MAIL TO:

ERIKA E. DIAZ
6446 W. 65th St.
Chicago, IL 60638

SEND SUBSEQUENT TAX BILLS TO:

Erika E. Diaz
~~6543 Lockwood Avenue~~
~~Burbank, IL 60459~~
6446 W. 65th St.
Chicago, IL 60638

OR

Recorder's Office Box No. _____

City of Burbank

\$ 812.50 Eight Hundred twelve & 50/100
December 21, 2016 *[Signature]*
Real Estate Transaction Stamp