

WARRANTY DEED
ILLINOIS STATUTORY

UNOFFICIAL COPY



Doc# 1701745040 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/17/2017 09:21 AM PG: 1 OF 3

Mail to:
MICHAEL SREENAN
ATTORNEY AT LAW
1341 W FULLERTON # 175
CHICAGO, IL 60614
Name & Address of Taxpayer:
JEFFREY S. GENNARELLI
CHRISTINE M. LEYDEN
2640 N HAMLIN AVENUE
CHICAGO, IL 60647

(Space for Recorder's Use)

THE GRANTOR(S): JUANA M. GARCIA, A WIDOW NOT SINCE REMARRIED, VICENTE GARCIA, JR. A MARRIED MAN and BERNICE GARCIA, A SINGLE WOMAN

of the CITY CHICAGO of CHICAGO, County of COOK State of Illinois

for and in consideration of TEN DOLLARS AND NO/100THS DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to THE GRANTEE(S), JEFFREY S. GENNARELLI and CHRISTINE M. LEYDEN, JOINT TENANTS

(Grantee's Address) 2640 N HAMLIN AVENUE, CHICAGO, IL 60647

of the CITY CHICAGO of CHICAGO, County of COOK State of IL

in the form of ownership: JOINT TENANTS

all interest in the following described real estate situated in the County of COOK, in the State of Illinois to wit:
LOT 7 IN BLOCK 16 IN PENCOCK, A SUBDIVISION OF SECTIONS 26, 27 AND 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

REAL ESTATE TRANSFER TAX 13-Jan-2017



COUNTY: 130.00
ILLINOIS: 260.00
TOTAL: 390.00

13-26-310-023-0000 | 20170101600483 | 0-287-003-840

REAL ESTATE TRANSFER TAX 13-Jan-2017



CHICAGO: 1,950.00
CITY: 780.00
TOTAL: 2,730.00 *

13-26-310-023-0000 | 20170101600483 | 1-092-310-208

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

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois

NOT A HOMESTEAD PROPERTY

Permanent Index Number(s): 13-26-310-023-0000

Property Address: 2640 N HAMLIN AVENUE, CHICAGO, IL 60647

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Dated this 9TH day of JANUARY, 2017

(Seal)

Juana M. Garcia (Seal)
JUANA M. GARCIA

(Seal)

Bernice Garcia (Seal)
BERNICE GARCIA

(NOTE: Please type or print names below all signatures.)

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
JUANA M. GARCIA AND BERNICE GARCIA

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 9TH day of JANUARY, 2017

Maria Vasquez
Notary Public

(Seal)



My commission expires: 1/14/2020

COOK COUNTY / ILLINOIS TRANSFER STAMP

Name & Address of Preparer:
ANTHONY N PANZICA
ATTORNEY AT LAW
2510 W IRVING PARK ROAD SUITE A
CHICAGO, IL 60618

or
Exempt under provisions of Paragraph _____
Section 4, Real Estate Transfer Tax Act.
Date: _____

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

UNOFFICIAL COPY

Dated this 9TH day of JANUARY, 2017

Vicente Garcia Jr (Seal)
VICENTE GARCIA JR. (Seal)

(Seal)

(NOTE: Please type or print names below all signatures.)

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 VICENTE GARCIA, JR.

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 9TH day of JANUARY, 2017

Maria Vasquez
Notary Public

(Seal)



My commission expires: 1/14/2020

COOK COUNTY / ILLINOIS TRANSFER STAMP

Name & Address of Preparer:
ANTHONY N PANZICA
ATTORNEY AT LAW
2510 W IRVING PARK ROAD SUITE A
CHICAGO, IL 60618

or
Exempt under provisions of Paragraph _____
Section 4, Real Estate Transfer Tax Act.
Date: _____

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).