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1702513006D

Doc# 1702513006 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/25/2017 09:21 AM PG: 1 OF 2

WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor(s), Diana Guajardo, A Married Woman, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Anthony Atkinson, (Grantee's Address) 3545 Cuyler Avenue, Berwyn, Illinois 60402, the following described real estate, to-wit:

THE NORTH 29 FEET OF LOT 20 IN BLOCK 2 IN MCQUISTON'S LAVERGNE SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (EXCEPT THE WEST 40 FEET THEREOF) IN SECTION 32, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY AS TO THE GRANTOR'S SPOUSE.

Permanent Real Estate Index Number: 16-32-301-040-0000

Address of Real Estate: 3545 Cuyler Ave, Berwyn, IL 60402

Subject to the following restrictions: a) all taxes and special assessments for the year 2017 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 13th Day of January, 2017

** Diana Guajardo*

Diana Guajardo

167753142
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

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THE CITY OF BERWYN, IL REAL ESTATE TRANSFER TAX \$1950.00
1/12/17 COLLECTOR'S OFFICE

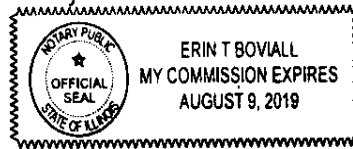
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STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Diana Guajardo, A Married Woman, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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 13th day of January, 2017.

Notary Public



This Instrument was prepared by:
Robert A. Cheely
6446 W. Cermak Road
Berwyn IL 60402

Future Tax Bills to:
Anthony Atkinson
3545 Caylor Ave
Berwyn, IL 60402

After recording return document to:
Anthony Atkinson
3545 Caylor
Berwyn, IL 60402

REAL ESTATE TRANSFER TAX



24-Jan-2017
COUNTY: 97.50
ILLINOIS: 195.00
TOTAL: 292.50

16-32-301-040-0000 | 20170101601714 | 0-875-257-024

Property of Cook County Clerk's Office