

# UNOFFICIAL COPY

## Warranty Deed

ILLINOIS



\*17030040380\*

Doc# 1703004038 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/30/2017 12:13 PM PG: 1 OF 2

Above Space for Recorder's Use Only

THE GRANTOR(s) **JOSEPH M. BYRNE AND DIANE E. BYRNE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY** of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee(s)) **ELIZABETH A. HOLMES, MARRIED WOMAN**, of 3614 W. 107th Street, Chicago, Illinois, 60655 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached hereto and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2017 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 24-14-318-025-0000

Address(es) of Real Estate:  
10736 S Ridgeway Ave Chicago Illinois 60655-3903

The date of this deed of conveyance is 01/26/2017.

X Joseph M. Byrne  
(SEAL) Joseph M. Byrne  
X Diane E. Byrne  
(SEAL) Diane E. Byrne

State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph M. Byrne and Diane E. Byrne personally known to me to be the same person(s) whose name(s) is(are) 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.

"OFFICIAL SEAL"  
(Impress Seal Here) **LAURIE A. BARNETT**  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 4/8/2020  
4/8/2017  
(My Commission Expires)

Given under my hand and official seal 01/26/2017.

Laurie A. Barnett  
Notary Public

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© By FNTIC 2017

1 of 2

BOX 15

FIDELITY NATIONAL TITLE OC 16040886

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## LEGAL DESCRIPTION

For the premises commonly known as:

10736 S Ridgeway Ave  
Chicago, Illinois 60655-3903



Legal Description:

LOT 10 IN BLOCK 1 IN THOMAS BOYER'S RESUBDIVISION OF PART OF GLEASON'S SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX	27-Jan-2017
	CHICAGO: 1,612.50
	CITY: 645.00
	<b>TOTAL: 2,257.50 *</b>

24-14-318-025-0000 | 20170101605145 | 1-178-275-008

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

REAL ESTATE TRANSFER TAX	27-Jan-2017
	COUNTY: 107.50
	ILLINOIS: 215.00
	<b>TOTAL: 322.50</b>

24-14-318-025-0000 | 20170101605145 | 0-104-533-184

This instrument was prepared by  
Robert Ruzich  
Law Office of Robert D. Ruzich  
4001 W. 95th Street, Suite 200  
Oak Lawn, IL 60453

Send subsequent tax bills to:  
Elizabeth A Holmes  
10736 S. Ridgeway Ave  
Chicago, Illinois 60655

Recorder-mail recorded document to:  
Willie J. Newton, Jr.  
Attorney Willie J. Newton, Jr.  
1602 E. 93<sup>rd</sup> Street  
Chicago, IL 60617