


UNOFFICIAL COPY

1477412

WARRANTY DEED Joint Tenancy Illinois Statutory

Mail To:
James P. Antonopoulos
5045 N. Harlem Ave.
Chicago, IL 60656



1704734058D

Doc# 1704734058 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/16/2017 02:21 PM PG: 1 OF 2

Name & Address of Taxpayer:
Victor Nunez and Wendy Perez
4442 W. Armitage
Chicago, IL 60639

RECORDER'S STAMP

The GRANTOR(S): **Jorge Serna and Maria Luisa Garcia, Husband and Wife**, of the City of **Chicago**, County of **Cook**, State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to **Victor Nunez and Wendy Perez**, of City of Chicago, IL Not as Tenants in Common, Not as tenants by the entirety, but in **JOINT TENANCY** all interest in the following described land in the County of **Cook**, State of **Illinois**; to wit:

LOT 85 IN FOSS RESUBDIVISION OF SUNDRY LOTS IN BLOCKS 1, 2, 4, 5 AND 6 IN FOSS AND NOBLE'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF LOT 12 IN COUNTY CLERK'S DIVISION OF THE EAST 3/4 OF SECTION 33 AFORESAID, LYING NORTH OF THE CENTER LINE OF ARMITAGE ROAD OR GRAND AVENUE, IN COOK COUNTY, ILLINOIS.

Subject to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, **not** as tenants by the entirety, **not** as tenants in common, but in **JOINT TENANCY**, forever.

PIN: 13-33-104-024-0000

Property Address: **2305 N. Latrobe Ave., Chicago IL 60639**

Dated February 16, 2017

Jorge Serna (seal) Maria Luisa Garcia (seal)
Jorge Serna Maria Luisa Garcia

HERITAGE TITLE COMPANY
5849 W LAWRENCE AVE
CHICAGO, IL 60630

CCRD REVIEWER RV

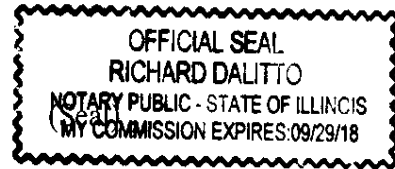
UNOFFICIAL COPY

STATE OF ILLINOIS }
 } ss
 County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT **Jorge Serna and Maria Luisa Garcia**, personally know 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.

Given under my hand and notarial seal, February 16, 2017.

WITNESS my hand and official seal.



Signature *Richard Dalitto*

Prepared By:

Acosta Law Offices, P.C.
 2150 S. Canalport Ave., Suite 5C-8
 Chicago, IL 60608
 Ph. (312) 650-8844

REAL ESTATE TRANSFER TAX		16-Feb-2017
	CHICAGO:	1,440.00
	CTA:	576.00
	TOTAL:	2,016.00 *
13-33-104-024-0000 20170201613383 1-371-529-920		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		16-Feb-2017
	COUNTY:	96.00
	ILLINOIS:	192.00
	TOTAL:	288.00
13-33-104-024-0000 20170201613383 0-644-555-456		