

# UNOFFICIAL COPY

**Warranty Deed  
Statutory (ILLINOIS)**

Doc#: 1708155051 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/22/2017 12:11 PM Pg: 1 of 2

Dec ID 20170301627812  
ST/CO Stamp 1-089-095-360 ST Tax \$380.00 CO Tax \$190.00  
City Stamp 1-834-485-440 City Tax: \$3,990.00

Above Space for Recorder's Use Only

**THE GRANTOR(S) Lei Hua, a single person**

of the City of Chicago, County of Cook, State of IL for and in consideration of (\$10.00) TEN DOLLARS, in hand paid, **CONVEYS and WARRANTS** to

**Ricardo Medina and Vanessa Ramirez, not as tenants by the entirety or as tenants in common but as Joint Tenants**

**3922 W. Writghtwood, Chicago, IL 60647**

**TO HAVE AND TO HOLD SAID PREMISES** forever the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**LOT 7 IN BLOCK 5 IN PENNOCK, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **SUBJECT TO:** Covenants, easements and restrictions of record and general taxes for second installment of 2016 taxes and subsequent years. Grantor covenant as follows: That the premises are free from all encumbrances made by Grantor; and Grantor will warrant and defend the property hereby conveyed against all lawful claims and demands of all persons claiming by, through, or under Grantors, but against no other person;

Permanent Index Number (PIN): **13-26-302-004-0000**

Address(es) of Real Estate: **3817 W. Diversey Ave. Chicago, IL 60647**

Dated this 20<sup>th</sup> day of March, 2017

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PLEASE Lei Hua (SEAL) \_\_\_\_\_ (SEAL)  
 PRINT OR Lei Hua \_\_\_\_\_  
 TYPE NAMES \_\_\_\_\_  
 BELOW \_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)  
 SIGNATURE(S) \_\_\_\_\_

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 Lei Hua 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 signed, sealed and delivered the said instrument as his 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 20<sup>th</sup> day of March, 2017.

Commission expires: 10/31/2020

[Signature]  
 \_\_\_\_\_  
 NOTARY PUBLIC

This instrument was prepared by: Wesley C. Zaba, Hubeny & Zaba, LLC, 200 E. Chicago Avenue, Suite 200, Westmont, Illinois 60559

**MAIL TO:**

Thomas J. Brescia, Attorney at Law  
810 N. Cass Avenue, #201  
Westmont, IL 60559

**SEND SUBSEQUENT TAX BILLS TO:**

Ricardo Medina and Vanessa Ramirez  
3817 W. Diversey Avenue  
Chicago, IL 60647

**OR**

Recorder's Office Box No. \_\_\_\_\_

Copy of Cook County Clerk's Office