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16208204

**WARRANTY DEED**

Tenancy by Entirety

Doc# 1708908014 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/30/2017 11:25 AM PG: 1 OF 2

**THE GRANTOR(S)**

(The space above for Recorder's use only)

Juan Cabrales and Bianca Cabrales, husband and wife of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to Dave Mak and Ya Feng of Chicago, Illinois, as **HUSBAND AND WIFE**, not as joint tenants or tenants in common but as **TENANTS BY THE ENTIRETY** in the following described Real Estate situated in Cook County, Illinois, commonly known as 6025 N. Lawndale Ave, Chicago, IL 60659, legally described as:

**LOT 27 (EXCEPT THE SOUTH 20 FEET THEREOF) AND LOT 28 IN BLOCK 4 IN OLIVER SALINGER AND CO'S 2ND KIMBALL BOULEVARD ADDITION TO NORTH EDGEWATER, A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number (PIN): 13-02-126-011-0000 and 13-02-126-051-0000

Address(es) of Real Estate: 6025 N. Lawndale Ave, Chicago, IL 60659

The Grantors hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said premises not as joint tenants or tenants in common but as **TENANTS BY ENTIRETY** forever.

**SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2016 and subsequent years.**

Dated this 24th day of March, 2017

\_\_\_\_\_  
Juan Cabrales

\_\_\_\_\_  
Blanca Cabrales

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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 Juan Cabrales and Blanca Cabrales personally known to me to be the same persons whose names subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this 24<sup>th</sup> day of March, 2017.



*Mario Gianfortune*  
\_\_\_\_\_  
NOTARY PUBLIC

Commission expires 1/25/21

This instrument was prepared by: Eric T. Perry, Attorney at Law 725 E. Dundee Rd, #204, Arlington Hts, IL 60004

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Dean Galanopoulos  
340 W. Butterfield Road - Suite 1A  
Elmhurst, IL 60126

Dave Mak and Ya Feng  
6025 N. Lawndale Ave  
Chicago, IL 60659

OR

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

REAL ESTATE TRANSFER TAX		28-Mar-2017
	CHICAGO:	3,600.00
	CTA:	1,440.00
	TOTAL:	5,040.00

13-02-126-011-0000 | 20170301628988 | 0-902-298-304

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

REAL ESTATE TRANSFER TAX		28-Mar-2017	
		COUNTY:	240.00
		ILLINOIS:	480.00
		TOTAL:	720.00

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