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WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 1710139009 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/11/2017 09:01 AM Pg: 1 of 3

Dec ID 20170401635507
ST/CO Stamp 0-007-999-168 ST Tax \$555.00 CO Tax \$277.50
City Stamp 0-371-201-728 City Tax: \$5,827.50

THE GRANTOR(S), Paul R. Anderson and Amy S. Anderson, husband and wife, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to:

Joseph Latimer
and
Nina Carlson

~~As Tenants by the Entirety, As Joint Tenants, As Tenants in Common~~ (choose one)

all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

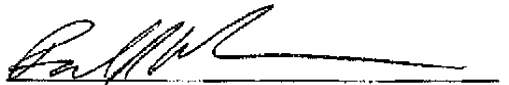
SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO:

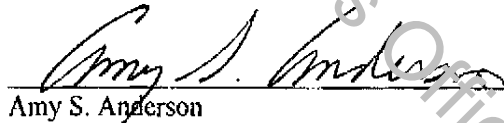
Covenants, conditions and restrictions of record, General real estate taxes not yet due and payable

Permanent Real Estate Index Number(s): 13-26-305-046-0000
Address(es) of Real Estate: 2716 N. Monticello Ave., Chicago, IL 60647

Dated this 9 day of March, 2017



Paul R. Anderson



Amy S. Anderson

17105A520511LP

Chicago Title

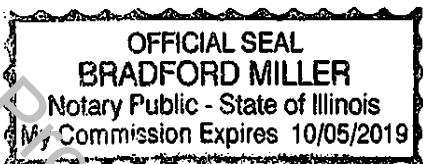


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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Paul R. Anderson and Amy S. Anderson personally known to me to be the same person(s) whose name(s) are subscribed to 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 9 day of March, 2017



Brad Miller

(Notary Public)

Prepared By: Bradford Miller Law PC
134 N. LaSalle, Suite 1040
Chicago, IL 60602

After Recording Mail To:

Duffy Law, LLC - Kristina Duffy
195 N. Halsted Dr # 5309
Chicago, IL 60601

Name & Address of Taxpayer:

~~2617 N. Monticello~~
2716 N Monticello
Chicago IL, 60647

Property of Cook County Clerk's Office

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 17WSA520511LP

For APN/Parcel ID(s): **13-26-305-046-0000**

LOT 36 AND THE NORTH 1/2 OF LOT 35 IN BLOCK 2 IN CRATTY AND KIRKEBY'S SUBDIVISION OF LOT 1 IN KIMBELL'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE 25 ACRES IN THE NORTHEAST CORNER, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office