

UNOFFICIAL COPY

19604354
WARRANTY DEED
STATUTORY (ILLINOIS)



Doc# 1711008251 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/20/2017 02:29 PM PG: 1 OF 2

THE GRANTOR,
JAMES M. FITZPATRICK,
Single unmarried person
of the City of Chicago, State of Illinois,
for and in consideration of TEN and NO
DOLLARS and other good and valuable
considerations in hand paid,
Conveys and Warrants unto

MELISSA A. JEKA, a single woman, of 2915 W. 101st Street, Evergreen Park, IL 60805, all
interest in the following described Real Estate situated in the County of Cook in the State of
Illinois, to wit:

LOT 42 (EXCEPT THE WEST 12.50 FEET THEREOF) AND ALL OF LOT 43 IN BLOCK 1
IN ATWOOD'S ADDITION TO WASHINGTON HEIGHTS A SUBDIVISION OF THE
NORTH 100 ACRES OF THE SOUTH WEST 1/4 AND THE NORTH 50 ACRES OF THE
WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 13
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

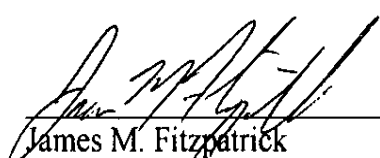
SUBJECT TO: (a) general real estate taxes not due and payable at closing; (b) building lines and
building laws and ordinances, use or occupancy restrictions, conditions and covenants of record,
(c) zoning laws and ordinances which conform to the present usage of the premises; (d) public
and utility easements which serve the premises; (e) public roads and highways, if any; (f) party
wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois
Condominium Property Act and condominium declaration, if applicable.

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 as husband and wife, not as Joint Tenants or Tenants
in Common but as Tenants by the Entirety forever.

Permanent Real Estate Index Number(s): 24-23-401-059-0000

Address(es) of Real Estate: 3412 W. 115th Place, Chicago, IL 60655

Dated this 11 day of April, 2017
 (SEAL)
James M. Fitzpatrick

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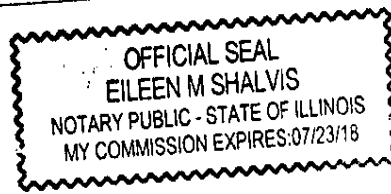
State of Illinois)
)
 County of Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James M. Fitzpatrick is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged he signed, sealed and delivered the said instruments as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Give under my hand and official seal on 4-11, 2017.

Eileen M Shalvis
 Notary Public

Commission expires 7-23, 2018



This instrument was prepared by: John Q. Fitzpatrick, Fitzpatrick & Fitzpatrick, 36 W. Randolph, Suite 301, Chicago, IL 60601;

MAIL TO:
 Jeffrey H. Gottlieb
 Attorney at Law
 1415 N. Dearborn Pkwy., Unit 6B
 Chicago, IL 60610

SEND SUBSEQUENT TAX BILLS TO:
 Melissa Jeka
 3412 W. 115th Street
 Chicago, IL 60655

REAL ESTATE TRANSFER TAX		18-Apr-2017
	CHICAGO:	1,747.50
	CTA:	699.00
	TOTAL:	2,446.50 *

REAL ESTATE TRANSFER TAX		18-Apr-2017
	COUNTY:	116.50
	ILLINOIS:	233.00
	TOTAL:	349.50

24-23-401-059-0000 | 20170401638156 | 1-091-169-984

24-23-401-059-0000 | 20170401638156 | 0-112-879-296

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