

UNOFFICIAL COPY



Warranty Deed

ILLINOIS

Doc# 1712412009 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/04/2017 09:24 AM PG: 1 OF 2

Above Space for Recorder's Use Only

THE GRANTORS, Karl Krutsch and Mary Beth Krutsch of the Village of North Riverside, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Thomas M. Swanson, of 2809 N. Kedzie Ave., Apt. 3, Chicago, Illinois 60618, unmarried and not a party to a civil union, the following described Real Estate situated in the County of DuPage in the State of Illinois to wit: (See page 2 for legal description attached hereto and made part hereof), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: general taxes for 2016 and subsequent years; and covenants, conditions and restrictions of record, if any.

Permanent Real Estate Index Number: 13-23-312-029-0000

Address of Real Estate:

3432 N. Hamlin Ave., Chicago, IL 60618

The date of this deed of conveyance is May 2, 2017.

[Handwritten signature of Karl Krutsch]

(SEAL) Karl Krutsch

[Handwritten signature of Mary Beth Krutsch]

(SEAL) Mary Beth Krutsch

FIDELITY NATIONAL TITLE CC 17008111  
1/2

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 Karl Krutsch and Mary Beth Krutsch, personally known to me to be the same persons whose names 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.

(Impress Seal Here)



Given under my hand and official seal this 1st day of May, 2017.

[Handwritten signature of Gerilyn R. Miller]

Notary Public

SPSSCINT  
© By INTIC 2017

REAL ESTATE TRANSFER TAX 03-May-2017



COUNTY: 208.75  
ILLINOIS: 417.50  
TOTAL: 626.25

13-23-312-029-0000 | 20170501647814 | 1-258-439-104

REAL ESTATE TRANSFER TAX 03-May-2017



CHICAGO: 3,131.25  
CTA: 1,252.50  
TOTAL: 4,383.75 \*

13-23-312-029-0000 | 20170501647814 | 1-224-126-144

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

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## LEGAL DESCRIPTION

For the premises commonly known as:

3432 N. Hamlin Ave.  
Chicago, IL 60618

**Legal Description:**

LOT 11 IN BLOCK 3 IN CHARLES N. LOUCK'S RESUBDIVISION OF BLOCKS 7 AND 10 IN K.K. JONES SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

**This instrument was prepared by:**

George J. Arnold  
Sosin, Arnold & Schoenbeck, Ltd.  
9501 W. 144th Place, Suite 205  
Orland Park, IL 60462

**Send subsequent tax bills to:**

Thomas M. Swanson  
3432 N. Hamlin Ave.  
Chicago, IL 60618

**Recorder-mail recorded document to:**

Taylor Mathewson, Esq.  
Ryal Law Group, Ltd.  
1121 W. Wrightwood  
Chicago, IL 60614