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WARRANTY DEED (Illinois)

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THIS DEED is made as of the 15 day of May, 2017, by and between

MARGERY FRANCES RODINO AND TRUMAN COBB HUSBAND AND WIFE ("Grantor," whether one or more),

CHRISTOPHER R. and J. GETZ AND NICOLE GETZ

("Grantee," whether one or more).



Doc# 1716522051 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/14/2017 03:44 PM PG: 1 OF 5

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

LOT 36, IN BLOCK 17, IN PIERCE'S ADDITION TO HOLSTEIN IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2116 W. CHURCHILL ST., CHICAGO, IL 60647

PARCEL INDEX NUMBER (PIN): 14-31-316-035-0000, VOLUME 533.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2015 and subsequent years.

Handwritten mark

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COMMONLY KNOWN AS: 2116 W. CHURCHILL ST., CHICAGO, IL 60647

PARCEL INDEX NUMBER (PIN): 14-31-316-035-0000, VOLUME 533.

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 15 day of MAY, 2017.

Margery Frances Rodino
MARGERY FRANCES RODINO

Truman Cobb
TRUMAN COBB

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO: _____

SEND SUBSEQUENT TAX BILLS TO: CHR S GETZ & NICOLE GETZ
2116 W. CHURCHILL ST., CHICAGO, IL 60647

OR RECORDER'S OFFICE BOX NO. _____

State of IL)
County of Lake) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that MARGERY FRANCES RODINO and TRUMAN COBB, is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 day of May, 2017.

Notary Public [Signature]

My Commission Expires: 6.19.20



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EXHIBIT "A"

LOT 36, IN BLOCK 17, IN PIERCE'S ADDITION TO HOLSTEIN IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

UNOFFICIAL COPY**REAL ESTATE TRANSFER TAX**

26-May-2017

**CHICAGO:**

7,800.00

CTA:

3,120.00

TOTAL:

10,920.00 *

14-31-316-035-0000 | 20170501663200 | 0-936-503-744

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

26-May-2017



COUNTY:	520.00
ILLINOIS:	1,040.00
TOTAL:	1,560.00

14-31-316-035-0000

| 20170501063200 |

0-593-510-848