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Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607

722078
1003



1719916023D

Doc# 1719916023 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/18/2017 10:40 AM PG: 1 OF 5

THE GRANTOR, Erasmo A. Montalvan, A Single Man, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00) in hand paid, CONVEYS and WARRANTS to Nicole S. Chichilla and John Gunderson, a married couple, as tenants by the entirety, all interest in the following described Real Estate situated in the City of Chicago in the State of Illinois, to wit:

THE NORTH 22 FEET OF LOT 30 AND THE SOUTH 8 FEET OF LOT 31 IN S. A. SMALLEY'S SUBDIVISION OF THE WEST HALF OF LOT 16 IN KIMBELL'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT 25 ACRES IN THE NORTHEAST CORNER THEREOF), IN COOK COUNTY, ILLINOIS.

Hereby releasing and waiving all rights under and by any virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO:

Covenants, conditions, restrictions and easements of record: general real estate taxes for the year 2016 2nd Installment & 2017, and subsequent years.

Permanent Real Estate Index Number(s): 13-26-423-013-0000

Address of Real Estate: 2421 N Central Park Ave. Chicago, IL, 60647

Dated this June 2 2017

Erasmo A. Montalvan

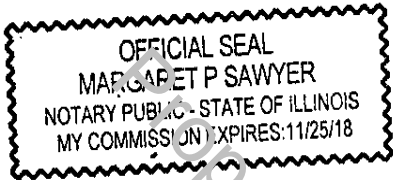
CCRD REVIEW

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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 Erasmo A. Montalvan, personally known to me to be the same persons whose names Erasmo A. Montalvan, 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 June 9, 2017.



Margaret P. Sawyer (Notary Public)

Prepared By: The Gunderson Law Firm
444 North Michigan Ave Ste 1000
Chicago, Illinois 60611

Mail To:

Name & Address of Taxpayer:
Nicole S. Chichilla and John Gunderson
2421 N Central Park Ave
Chicago, IL, 60647

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EXHIBIT A

THE NORTH 22 FEET OF LOT 30 AND THE SOUTH 8 FEET OF LOT 31 IN S. A. SMALLEY'S SUBDIVISION OF THE WEST HALF OF LOT 16 IN KIMBELL'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT 25 ACRES IN THE NORTHEAST CORNER THEREOF), IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

12-Jul-2017



CHICAGO:

4,800.00

CTA:

1,920.00

TOTAL:

6,720.00 *

13-26-423-013-0000 | 20170601678272 | 1-173-796-288

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

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REAL ESTATE TRANSFER TAX

12-Jul-2017



COUNTY:	320.00
ILLINOIS:	640.00
TOTAL:	960.00

13-26-423-013-0000

| 20170601673272 | 0-636-925-376