

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY



\*1721316055\*

Doc# 1721316055 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/01/2017 11:38 AM PG: 1 OF 2

THE GRANTOR(S), Josephine Simmons, divorced and not since remarried, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warranty(s) to Melissa Chval, a single woman, of 5709 W. Midway Park, Chicago, Illinois 60644 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

The South 24 feet of the South 53 feet of Lots 1, 2 and 3 in Block 1 in J.E. White Second Rutherford Park Addition to Chicago, being a subdivision of the Southwest 1/4 (except the West 22.28 Chains of said southwest 1/4) section 31, Township 40 North, Range 13, East of the third principal Meridian, in Cook County, Illinois.

THIS IS NOT HOMESTEAD PROPERTY

**SUBJECT TO:** Covenants, conditions, and restrictions of record; building lines and easements, and general real estate taxes for 2016, and thereafter.

*2nd Installment.*

Permanent Real Estate Index Number(s): 13-31-306-049-0000

Address(es) of Real Estate: 1956 N. Oak Park, Chicago, Illinois 60707

Dated this 23<sup>rd</sup> day of June Ave. 28, 2017

*Josephine Simmons*  
Josephine Simmons

S Y  
D 2  
S N  
I N  
C Y  
V Y  
T W

REAL ESTATE TRANSFER TAX		06-Jul-2017
	COUNTY:	146.00
	ILLINOIS:	292.00
	TOTAL:	438.00
13-31-306-049-0000   20170601678744   2-097-800-640		

### REAL ESTATE TRANSFER TAX

29-Jun-2017



CHICAGO:	2,190.00
CTA:	876.00
TOTAL:	3,066.00 *

13-31-306-049-0000 | 20170601678744 | 0-231-846-336

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

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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 Josephine Simmons personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 23 day of June, 2017



*[Handwritten Signature]* (Notary Public)

**Prepared By:** Miles J. Harris  
Attorney at Law  
732 S. Gunderson  
Oak Park, Illinois 60304

**Mail To:**

*Kennelly + Associates  
137 N. Oak Park, #329  
Oak Park, IL 60301*

**Liberty Title & Escrow Co.**  
275 West Natick Road  
Suite 1000  
Warwick, RI 02886

**Name & Address of Taxpayer:**

Melissa Chval  
1956 N. Oak Park  
Chicago, Illinois 60707

Property of Cook County Clerk's Office