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1722018116D

Doc# 1722018116 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/08/2017 03:21 PM PG: 1 OF 2

WARRANTY DEED

1783648 1/2

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

THIS INDENTURE WITNESSETH, that the Grantor(s), Gerald P. Cody, married to Nicole Keyser*, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Sean Seroka, a single man and Shaylyn Calandriello, a single woman, of 6141 S Tripp Ave, Chicago, IL 60629, Not as Tenants in Common, but as Joint Tenants with rights of survivorship, the following described real estate, to-wit:

LOT 24 IN BLOCK 4 IN JOSIAH BOND'S SUBDIVISION OF THE NORTHEAST 1/4 IN OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 100 ACRES AND ALSO 1 ACRE IN THE NORTHWEST CORNER OF THE EAST 1/2 OF SAID NORTHEAST 1/4), IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 24-23-204-007-0000

Address of Real Estate: 11133 S Homan Ave, Chicago, IL 60655

Subject to the following restrictions: a) all taxes and special assessments for the year 2016 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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*This is not homestead property

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Dated this 21 Day of July, 2017

[Signature]
Gerald P. Cody

STATE OF IL)
COUNTY OF Cook) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Gerald P. Cody, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 Notarial Seal this 21 day of July, 2017.



Jessica Kazda
Notary Public

This Instrument was prepared by:
Russell F. Kazda
4544 W. 103rd Street, Suite 102
Oak Lawn IL 60453

REAL ESTATE TRANSFER TAX		07-Aug-2017
	COUNTY:	125.75
	ILLINOIS:	251.50
	TOTAL:	377.25
24-23-204-007-0000 20170701697410 1-879-600-576		

Future Tax Bills to:
Sean Soroka
Shaylyn Calandriello
11133 S. Homan Avenue
Chicago IL 60655

After recording return document to
Water & Zac, LLC
Attorneys At Law
10711 S. Roberts Road
Palos Hills, Illinois 60465

REAL ESTATE TRANSFER TAX		07-Aug-2017
	CHICAGO:	1,886.25
	CTA:	754.50
	TOTAL:	2,640.75 *
24-23-204-007-0000 20170701697410 1-866-136-000		

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