

PREPARED BY:  
Nery & Richardson LLC  
4258 West 63rd Street  
Chicago, Illinois 60629



Doc# 1725129069 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/08/2017 12:49 PM PG: 1 OF 4

MAIL TAX BILL TO:  
Cesar Padilla & Gudelia Benitez  
7747 S. Karlov  
Chicago, IL 60652

MAIL RECORDED DEED TO:  
Nery & Richardson LLC  
4258 W. 63rd St.  
Chicago, IL 60629

WARRANTY DEED

THE GRANTOR(S), Annette M. Ames and Stuart V. Ames III, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to Cesar Padilla and Gudelia Benitez, whose address is 7747 S. Karlov, Chicago IL 60652, husband and wife, as tenants by the entireties, all right, title, and interest in the following described real estate situated in Cook County, Illinois, to wit:

\*wife and husband

LOT 212 IN CRESTLINE MANOR RESUBDIVISION OF LOT A AND PART OF LOT B IN OWNERS DIVISION OF LOT 23 IN SUPERIOR COURT COMMISSIONERS PARTITION OF THE SOUTH HALF (EXCEPT RAILROAD) IN SECTION 27, TOWNSHIP 33 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 7747 S. Karlov Avenue, Chicago, IL 60652 ✓  
PIN(s): 19-27-405-007-0000 ✓  
405

Subject to: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed.

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

TO HAVE AND TO HOLD said premises forever.

Dated this ~~31st~~ Day of ~~July~~ 20 17

Annette M. Ames  
Annette M. Ames

Stuart V. Ames III

STATE OF Florida ) SS.  
COUNTY OF Orange )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Annette M. Ames and Stuart V. Ames III, 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 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.

Warranty Deed - Continued

# UNOFFICIAL COPY

Given under my hand and notarial seal, this 2<sup>nd</sup> Day of Aug 2017

*Nathan S. Flashman*

Notary Public



Nathan S. Flashman  
Commission # FF942585  
Expires: February 1, 2020  
Bonded thru Aaron Notary

My commission  
expires:

2/1/2020

Property of Cook County Clerk's Office

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

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## REAL ESTATE TRANSFER TAX

04-Sep-2017



**CHICAGO:**

795.00

**CTA:**

318.00

**TOTAL:**

1,113.00 \*

19-27-405-007-0000 | 20170801605417 | 1-217-360-832

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

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## REAL ESTATE TRANSFER TAX

04-Sep-2017



<b>COUNTY:</b>	53.00
<b>ILLINOIS:</b>	106.00
<b>TOTAL:</b>	159.00

19-27-405-007-0000

| 20170801605417 |

1-539-933-120