



\*1727849330D\*

**WARRANTY DEED**

Doc# 1727849330 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/05/2017 01:28 PM PG: 1 OF 3

**THE GRANTOR, DAVID J.**  
CANAVAN, a married man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid,

PRECISION TITLE

CONVEY(S) and WARRANT(S) to RYAN<sup>J</sup> DEGROOT and AMANDA SHELDON, of 5404 N. Natoma Ave., Chicago, Illinois, of the County of Cook, husband and wife as tenants by entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 9 IN BLOCK 2 IN HIGGIN'S RIDGE SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:**

1. ~~Private~~, public and utility easements and roads and highways;
2. General taxes for the year 2017 and subsequent years.

**THIS IS NOT HOMESTEAD PROPERTY AS TO GRANTOR'S SPOUSE**  
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-07-212-026-0000

Address(es) of Real Estate: 5404 N. Natoma Ave.  
Chicago, IL 60656

Dated this 26<sup>th</sup> day of September, 2017

By:   
David Canavan

PTC 29011

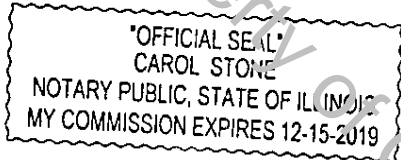
PROPERTY OF COOK COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

STATE OF ILLINOIS                    )  
   )  
 COUNTY OF COOK                    )    ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DAVID CANAVAN, personally known to me to be the same person(s) whose name(s) are 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 27<sup>th</sup> day of September, 2017.



Notary Public

Prepared by:  
 Law Offices of Matthew M. Saffar  
 800 E. Northwest Highway, Suite 1095  
 Palatine, IL 60074

Mail to:  
~~Ryan DeGroot and Amanda Sheldon~~  
~~5404 N. Natoma Ave.~~  
~~Chicago, IL 60656~~

Judy L. DeAngelis  
 767 Walton Lane  
 Grayslake, IL 60030

Name and Address of Taxpayer:

Ryan DeGroot and Amanda Sheldon  
 5405 N. Natoma Ave.  
 Chicago, IL 60656

REAL ESTATE TRANSFER TAX		29-Sep-2017
CHICAGO:	2,625.00	
CTA:	1,050.00	
<b>TOTAL:</b>	<b>3,675.00</b>	

REAL ESTATE TRANSFER TAX		29-Sep-2017
COUNTY:		175.00
ILLINOIS:		350.00
<b>TOTAL:</b>		<b>525.00</b>

13-07-212-026-0000 | 20170901630152 | 0-783-468-480  
 \* Total does not include any applicable penalty or interest due.

13-07-212-026-0000 | 20170901630152 | 0-515-033-024

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## LEGAL DESCRIPTION

### EXHIBIT "A"

File Number: PTC29011

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

PERMANENT INDEX NO.: 13-07-212-026-0000

LOT 9 IN BLOCK 2 IN HIGGIN'S RIDGE SUBDIVISION IN THE  
NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH,  
RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS.

5404 N. NATOMA AVENUE,  
CHICAGO IL 60656

Property of Cook County Clerk's Office