

UNOFFICIAL COPY

725607 1/2
WARRANTY DEED (Illinois)

Doc#: 1733415067 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/30/2017 10:01 AM Pg: 1 of 2

THIS DEED is made as of the 1st day of
November, 2017, by and between

Dec ID 20171101658252
ST/CO Stamp 1-012-248-608 ST Tax \$360.00 CO Tax \$180.00
City Stamp 1-397-145-536 City Tax: \$3,780.00

BRUNILDA GUZMAN, A SINGLE PERSON

("Grantor," whether one or more),

and

**BRADFORD WINKELMAN AND MELODY M
BERRY,
HUSBAND AND WIFE, NOT AS TENANTS IN
COMMON OR JOINT TENANTS
BUT AS TENANTS BY THE ENTIRETY
("Grantee," whether one or more).**

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

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 5 IN KEHL'S RESUBDIVISION OF LOTS 1 TO 12 INCLUSIVE IN GILBERT AND WALLACE'S SUBDIVISION OF BLOCKS 5 AND 6 IN CLIFFORD'S ADDITION TO CHICAGO, IN COOK COUNTY, ILLINOIS.

P.I.N.: 16-01-325-004-0000

COMMONLY KNOWN AS: 869 N. FRANCISCO AVE., CHICAGO, IL 60622

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2016 and subsequent years.

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IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 1st day of November, 2017.

Brunilda Guzman
BRUNILDA GUZMAN

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Suite E, Lincolnwood, IL 60712

MAIL DEED TO: Bradford Winkelman "Melody Berry, 869 N. Francisco Ave. Chicago, IL 60622

SEND SUBSEQUENT TAX BILLS TO: BRADFORD WINKELMAN AND MELODY BERRY
869 N. FRANCISCO AVE., CHICAGO, IL 60622

OR RECORDER'S OFFICE BOX NO. _____

STATE OF IL }
COUNTY OF Lake } SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that BRUNILDA GUZMAN is/are 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 they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of November, 2017.

Notary Public [Signature]

My Commission Expires: 6-19-20

