

# UNOFFICIAL COPY



## WARRANTY DEED

## ILLINOIS

Doc# 1808045030 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/21/2018 11:30 AM PG: 1 OF 4

*Above Space for Recorder's Use Only*

THE GRANTOR(s), **FERDINAND G. MATRO**, a bachelor, and **AUDREY M. BALTAZAR**, married to Franklin Baltazar, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to *(Name and Address of Grantee)*

**FERNANDO R. MATRO, ANDREA G. MATRO,  
FERDINAND G. MATRO, and AUDREY M. BALTAZAR,**

in joint tenancy, all right, title, and interest in the following described real estate situated in the County of Cook in the State of Illinois to wit:

*See "Exhibit A" for Legal Description of real estate attached hereto and made a part hereof,*  
Address of Real Estate: 3946 N. Ravenswood Ave., Unit 503 and G-30, Chicago, Illinois 60613,  
Permanent Index Number(s): 14-19-201-036-1019 and 14-19-201-036-1074,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND HOLD said real estate, together with all hereditaments and appurtenances thereunto belonging, or in any way appertaining, in joint tenancy, forever.

SUBJECT TO: Real estate taxes not yet due and payable; covenants, conditions and restrictions of record; building line and public and utility easements.

This is not homestead property as to Franklin Baltazar or Audrey Baltazar.

This Transfer is Exempt under provision of sec. 31-45, par. E, Real Estate Transfer Tax Law (35 ILCS 200/31 45 Par. (e)).

Date: 3/9/2018 Signature *Ferdinand G. Matro* (Grantor)

The date of this deed of conveyance is MARCH 7, 2018.

Grantor(s) Signature:

*Ferdinand G. Matro*  
(SEAL) FERDINAND G. MATRO

*Audrey M. Baltazar*  
(SEAL) AUDREY M. BALTAZAR

*Additional pages follow and are attached hereto and made a part hereof.*

<b>EAL ESTATE TRANSFER TAX</b>	21-Mar-2018
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

MY COMMISSION EXPIRES  
AUGUST 31, 2019

CORD REVIEW *[Signature]*

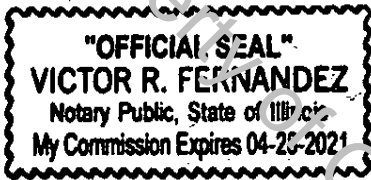
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### NOTARY

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that FERDINAND G. MATRO, of the City of Chicago, Cook County, Illinois, 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 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 official seal, this MARCH 9, 2018

(My Commission Expires 04/28/2021)



*Victor R. Fernandez*  
Notary Public

### NOTARY

State of Georgia, County of MUSCOGEE. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that AUDREY M. BALTAZAR, of the City of Chicago, Cook County, Illinois, 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 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 official seal, this MARCH 7th, 2018

(My Commission Expires on MY COMMISSION EXPIRES AUGUST 31, 2019)

*Audrey M. Baltazar*  
Notary Public

This instrument prepared by: Victor R. Fernandez, Esq. 5054 W. Irving Park Road Chicago, Illinois 60613	Send subsequent tax bills to: <del>Ferdinand G. Matro</del> <i>Owner of Record</i> 3946 N. Ravenswood Ave., Unit 503 Chicago, Illinois 60613	Mail recorded document to: Victor R. Fernandez, Esq. 5054 W. Irving Park Road Chicago, Illinois 60613
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## EXHIBIT "A"

### Legal Description

For the premises commonly known as:

3946 N. Ravenswood Ave., Unit 503 and G-30, Chicago, Illinois 60613.

Permanent Real Estate Index Number(s):

14-19-201-036-1019 and 14-19-201-036-1074.

Legal Description:

UNITS 503 AND G-30 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE METRO NORTH CONDOMINIUM AT VARIOUS LOCATIONS AND ELEVATIONS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

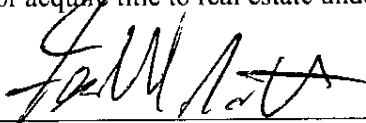
THAT PART OF LOTS 1, 2, 3, 4, 5 AND 6 AND LOT 7 (EXCEPT THE WEST 14.1 FEET THEREOF AND ALSO EXCEPT THE EAST 8 FEET OF THE WEST 22.1 FEET OF THE NORTH 70 FEET THEREOF) IN BLOCK 3 IN CHARLES J. FORD'S SUBDIVISION OF BLOCKS 3, 4, 5, 14 AND 15 AND OF LOTS 1, 2 AND 3 IN BLOCK 16 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0623739044, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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## STATEMENT BY GRANTOR AND GRANTEE

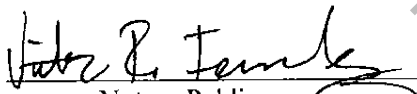
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 3/9, 2018

Signature:   
Grantor or Agent (Ferdinand G. Matro)


State of Illinois, County of Cook.

Subscribed and sworn to before me on by the said grantor on 3/9, 2018.  
(My Commission Expires 04/28/2021)

  
Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois

Dated: 3/9, 2018

Signature:   
Grantee or Agent (Ferdinand G. Matro)

State of Illinois, County of Cook.

Subscribed and sworn to before me by the said grantee on 3/9, 2018.  
(My Commission Expires 04/28/2021)

  
Notary Public

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)