# **UNOFFICIAL COPY**

Doc#. 1809206085 Fee: \$54.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 04/02/2018 10:59 AM Pg: 1 of 4

### THIS DOCUMENT PREPARED BY:

Michael B. Viner, Esq. Faegre Baker Daniels LLP 311 S. Wacker Drive, Suite 4300 Chicago, Illinois 60606 Dec ID 20180301629676 ST/CO Stamp 0-083-705-376 ST Tax \$485.00 CO Tax \$242.50 City Stamp 1-157-074-464 City Tax: \$5,092.50

### AFTER RECORDING RETURN TO:

Pamela Visve dia Reveliotis Law, PC 1030 Higgins Road, Ste. 101 Park Ridge, Illinois 60068

### ABOVE FOR RECORDER'S USE ONLY

## WARRANTY DEED

DAVID B. GINSBURG AND CHRISTINE GINSBURG, husband and wife (together, the "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by JUAN S. DIAZ AND LAURA M. DZIEKLEWICZ, husband and wife, not as joint tenants, not as tenants in common, but as tenants by the entirety (together, the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to Grantee all of Grantor's right, title and interest in and to that certain parcel of real estate located in Cook County, Illinois and legally described in Exhibit A attached hereto.

This conveyance is made by Grantor subject to the matters set forth in **Exhibit B** attached hereto (collectively, the "Permitted Exceptions").

(SIGNATURE PAGE FOLLOWS)

(THE REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK)

1809206085 Page: 2 of 4

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### (SIGNATURE PAGE TO WARRANTY DEED)

IN WITNESS WHEREOF, Grantor executed this Warranty Deed as of this 26 day of March, 2018.

CHAMPION.

David B. Ginsburg

Christine (insburg

STATE OF Pennsulvania &

COUNTY OF Pholadelphia &

On <u>Mayon 2312</u>, 2018, before me, the undersigned, a potary public in and for said State, personally appeared David B. Ginsburg and Christine Ginsburg, personally known to me (or proved to me on the basis of satisfactory evidence) to be the same persons whose names 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 own free and voluntary acts, for the uses and purposes therein set forth, including the release and waive of the right of homestead.

My Commission Expires:

Send future tax bills to:

Juan Diaz and Laura Dzieklewicz-Diaz 3032 N. Hamilton Avenue Chicago, Illinois 60618 Commonwealth of Pennsylvania - Notary Seti DANIEL J. KLINE, Notary Public Philadelphia County My Commission Expires November 13, 2021 Commission Number 1322491

**W** Notary Public

1809206085 Page: 3 of 4

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### **EXHIBIT A**

### Legal Description

LOT 66 IN GEORGE LILL'S SUBDIVISION OF BLOCK 15 OF SNOW ESTATES SUBDIVISION IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN:

14-30-110-029-0000

1. VKNOW OF COOK COUNTY CLORAS OFFICE COMMONI Y KNOWN AS: 3032 N. Hamilton Avenue, Chicago, Illinois 60618

1809206085 Page: 4 of 4

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### **EXHIBIT B**

## **Permitted Exceptions**

- 1, Real estate taxes for 2017, second installment and subsequent years.
- 2. Acts of Grantee

Proberty of Cook County Clark's Office