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1815712025D

GENERAL WARRANTY DEED STATUTORY (ILLINOIS)

Doc# 1815712025 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/06/2018 10:07 AM PG: 1 OF 3

THE GRANTORS, JOSEPH SABATH and LAURIE SABATH, husband and wife, of the City of Brandon, County of Manatee and State of Florida, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT unto ~~GUARDIAN PROPERTIES OR ASSIGNEE,~~

the following described real estate situated in the County of Cook and State of Illinois to wit:

1512 Maplewood, LLC

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 16-01-204-041-0000

Address of real estate: 1512 North Maplewood Avenue, Chicago, Illinois 60622

herby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO the following, if any: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; existing leases and tenancies; if any; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at Closing.

Dated this 18 day of May, 2018.

Signature of JOSEPH SABATH

JOSEPH SABATH

FIRST AMERICAN TITLE FILE # 2920540

Signature of LAURIE SABATH

LAURIE SABATH

REAL ESTATE TRANSFER TAX		29-May-2018
	CHICAGO:	2,812.50
	CTA:	1,125.00
	TOTAL:	3,937.50 *

16-01-204-041-0000 | 20180501680238 | 1-499-598-112

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

REAL ESTATE TRANSFER TAX		29-May-2018
	COUNTY:	187.50
	ILLINOIS:	375.00
	TOTAL:	562.50

16-01-204-041-0000 | 20180501680238 | 0-305-130-784

Handwritten notations: S, P, S, SC, INT with checkmarks and initials.

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State of FLORIDA
) SS.
County of Manatee

I, Tracy Ferguson, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOSEPH SABATH and LAURIE SABATH, husband and wife, personally known to me 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 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 notarial seal this 18 day of May, 2018.

Tracy Ferguson
Notary Public
Commission Expires _____



This instrument was prepared by Christine S. Lee, 4044 N. Lincoln Avenue, #403, Chicago, Illinois 60618.

MAIL TO: Joan M. Brady
Moreale Brady Malone & Curran
449 Taft Avenue
Glen Ellyn, IL 60137

SEND SUBSEQUENT TAX BILLS TO:
1512 Maplewood LLC
516 N. Ogden Ave
314
Chicago, IL 60642

Property of Cook County Clerk's Office

EXHIBIT A

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LEGAL DESCRIPTION

Legal Description: LOT 35 IN BLOCK 4 OF WINSLOW, JACOBSON AND TALLMAN'S SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 16-01-204-041-0000

Property Address: 1512 North Maplewood Avenue, Chicago, Illinois 60622

Property of Cook County Clerk's Office