UNOFFICIAL CO

Doc#. 1816229095 Fee: \$50.00

Cook County Recorder of Deeds Date: 06/11/2018 09:27 AM Pg: 1 of 2

ST/CO Stamp 1-009-270-048 ST Tax \$480.00 CO Tax \$240.00

City Stamp 0-658-189-600 City Tax: \$5,040.00

Dec ID 20180601688858

Karen A. Yarbrough

WARRANTY DEED

THE GRANTORS, John Sheridan and

Molly S. Sheridan, husband and wife, and

Marilyn V. Smith, a single woman, of 7136 N.

Ottawa Avenue, Chicago, Illinois, for and in con-

sideration of TEN DOLLARS (\$10.00), in hand

paid, and other good and valuable consideration,

CONVEY and WARRANT to Christian Wagner,

a single man, and Chrisile Starzec, a single

woman, of 3431 Marshfield. Unit 2W, Chicago,

Illinois, not as tenants in common and not as

ienants by the entirety, but as JChUTTENANTS, the following described Real Estate situated in the County of Cook, in the State of

Illinois, to wit:

RUDS3001930

LEGAL DESCRIPTION ATTACHED HEPETO AND MADE A PART HEREOF

SUBJECT TO: covenants, conditions restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate, and general real estate taxes not due and payable at the time of closing.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common not in tenancy by the entirety, but in joint tenancy forever.

Address of Real Estate: 7136 N. Ottawa Avenue, Chicago, Illino's, 60631

Permanent Real Estate Index Number: 09-36-105-125-0000

DATED this 30th day of May, 2018

State of Illinois

County of Cook

1000

SS.

Attorney's Title Guaranty Fund, Inc.

1 S. Wacker Dr. Ste. 2400

Chicago, IL. 80606-4650

Recording Department

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Sheridan, Molly S. Sheridan and Marilyn V. Smith, personally known to me to be the same persons whose names to 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 release and waiver of the right of homestead.

Given under my hand and official seal, this 30th day of May, 2018.

"OFFICIAL SEAL" **EILEEN M KEATING**

Notary Public, State of Illinois My Commission Expires 1/16/2021 OTARY PUBLIC

THIS INSTRUMENT PREPARED BY: Robert G. Guzaldo, Guzaldo Law Offices, 6650 North Northwest Highway, Suite 300, Chicago, Illinois 60631; 773/467-0800

AFTER RECORDING, MAIL TO:

Vanessa C. Fry, Esq. Fry Group LLC 18 W. 140 Butterfield Road, Ste. 1110 Oak Brook, Illinois 60181

SEND SUBSEQUENT TAX BILLS TO: Christian Wagner & Christie Starzec

7136 N. Ottawa Avenue Chicago, Illinois 60631

1816229095 Page: 2 of 2

UNOFFICIAL COPY

LEGAL DESCRIPTION

THE SOUTH 45 FEET OF THE NORTH 315 FEET OF LOT 4 AND SOUTH 45 FEET OF THE NORTH 315 FEET OF THE WEST 18.5 FEET OF LOT 3 IN WALPER'S SUBDIVISION OF LOT 1 IN BLOCK 5 IN CANFIELD IN NORTH WEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 7136 N. Ottawa Avenue, Chicago, Illinois 60631

Permanent Real Estate Index Number: 09-36-105-125-0000

Stopperty Ox Coot Colling 7136 N. Ottawa Avenue Chicago, Illinois 60631 TVILLE LIGHT OF TVICENTION Warranty Deed Molly S. Sheridan Marilyn V. Smith Christian Wagner Christie Starzec John Sheridan ಕ