

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL



18170100040

Doc# 1817010004 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/19/2018 09:21 AM PG: 1 OF 3

Preparer File: 4335 N Winchester
FATIC No.:

Property of Cook County Clerk's Office

AKA Bret Petkus

THE GRANTOR(S) *Bret Petkus* and Rebecca Petkus, husband and wife, of the City of Southlake, County of Tarrant, State of Texas 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 4335 N. Winchester LLC, an Illinois limited liability company, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

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

Permanent Real Estate Index Number(s): 14-18-401-008-0000

Address(es) of Real Estate: 4335 N Winchester Avenue
Chicago, IL 60613

Dated this 26TH day of MAY, 20 18

[Signature]

Bret Petkus

Rebecca J Petkus

Rebecca Petkus

FIRST AMERICAN TITLE
FILE # 2922146

SEARCHED
SERIALIZED
INDEXED
[Handwritten marks]



First American
Title Insurance Company

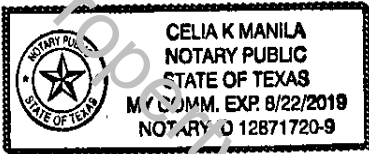
Warranty Deed - Individual

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STATE OF TEXAS, COUNTY OF Tarrant SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Bret Petkus and Rebecca Petkus, personally known to me to be the same person(s) whose name(s) 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 official seal this 26th day of May, 2018.



Celia K Manila
Notary Public

Prepared by:
Christopher Cue
1455 N Sandburg Terrace Suite 2903
Chicago, IL 60610

Mail to:
55 W. Monroe suite 3950
Chicago IL 60603

Name and Address of Taxpayer:
4335 N. WINCHESTER LLC
4335 N. WINCHESTER AVE
CHICAGO, IL 60613

REAL ESTATE TRANSFER TAX		07-Jun-2018
CHICAGO:		5,925.00
CTA:		2,370.00
TOTAL:		8,295.00 *
14-18-401-008-0000 20180601687841 1-591-016-736		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		07-Jun-2018
COUNTY:		395.00
ILLINOIS:		790.00
TOTAL:		1,185.00
14-18-401-008-0000 20180601687841 1-054-145-824		



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Exhibit "A" – Legal Description

LOT 31, IN BLOCK 2, IN FOSTER MONTROSE BOULEVARD SUBDIVISION, A RESUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE CHICAGO AND NORTH WESTERN RAILROAD RIGHT OF WAY, AND EXCEPTING THE STREETS HERETOFORE DEDICATED, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

