


UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

James Shepherd and Lillian Shepherd
1556 W. 100th Pl
Chicago, IL 60643



Doc# 1820617048 Fee \$42.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 07/25/2018 01:39 PM PG: 1 OF 3

(The Above Space for Recorder's Use Only)

THE GRANTORS James Shepherd and Lillian Shepherd, husband and wife, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Felix Hernandez of PO Box 1331, Oak Park, IL 60304, , the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 16-15-225-026-0000

Property Address: 4252 W. Congress Parkway ~~W~~, Chicago, IL 60624

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2018 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

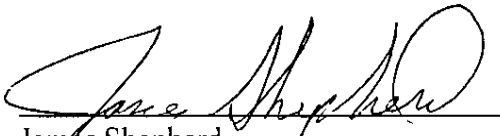
Dated this 17 day of July, 2018.

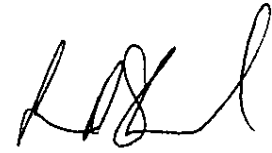
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

TQ003740 '13

S	Y
P	3
S	N
SC	Y
IND	Y

UNOFFICIAL COPY


James Shepherd

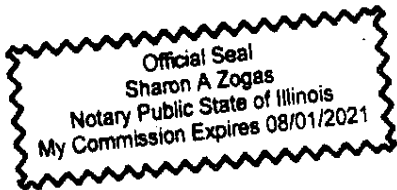

Lillian Shepherd

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James Shepherd and Lillian Shepherd 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 in the 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 17 day of July, 2018.

Notary Public



THIS INSTRUMENT PREPARED BY
Sharon A. Zogas & Associated, LTD.
10020 S. Western Ave
Chicago, IL 60643

REAL ESTATE TRANSFER TAX		24-Jul-2018
	CHICAGO:	975.00
	CTA:	390.00
	TOTAL:	1,365.00 *
16-15-225-026-0000 20180701627803 0-193-029-920		



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

MAIL TO:

Johns Law Group, LLP
321 N. Clark
Ste 1430
Chicago, IL 60654

SEND SUBSEQUENT TAX PILLS TO:

Felix Hernandez
4252 W. Congress Parkway W
Chicago, IL 60624

REAL ESTATE TRANSFER TAX		25-Jul-2018
	COUNTY:	65.00
	ILLINOIS:	130.00
	TOTAL:	195.00
16-15-225-026-0000 20180701627803 1-267-164-960		

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LEGAL DESCRIPTION

LOT 46 IN BLOCK 1 IN COLORADO SECOND ADDITION TO CHICAGO, A SUBDIVISION OF LOS 3 AND 4 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Address commonly known as:

4252 W Congress Parkway

Chicago, IL 60624

PIN#: 16-15-225-026-0000

COOK COUNTY
RECORDER OF DEEDS

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Property of Cook County Clerk's Office