

STC 01146-5770D

1 of 2 ms

UNOFFICIAL COPY

Doc#: 1825333025 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 09/10/2018 09:34 AM Pg: 1 of 2

WARRANTY DEED

AFTER RECORDING

Return To: **James Z. Zazakis**
3832 North Ashland, Suite 1S
Second Floor
Chicago, IL 60618

Dec ID 20180801669027

ST/CO Stamp 1-765-842-720 ST Tax \$455.00 CO Tax \$227.50

City Stamp 1-228-971-808 City Tax: \$5,017.95

Mail Tax Bill To: **Jon Heintschel**
5415 North Ashland Avenue
Chicago, IL 60640

The Grantors, **FAUSTO FLORES and LAURA FLORES, AS HUSBAND AND WIFE** of the City of Chicago, County of Cook and State of Illinois, for consideration of \$10.00 DOLLARS, and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO:

JON HEINTSCHEL, A SINGLE MAN,

The following described Real Estate IN THE County of Cook, State of Illinois, to wit:

Known as: 5415 NORTH ASHLAND AVENUE, CHICAGO, IL 60640

PIN: 14-08-107-015-0000

LEGAL DESCRIPTION


LOT 2 EXCEPT THE PART TAKEN FOR WIDENING OF ASHLAND AVENUE, LYING WEST OF A LINE 57 FEET EAST OF PARALLEL WITH THE WEST LINE OF SECTION 8, IN HIPPLE AND CLARK'S SUBDIVISION OF BLOCK 2 IN THE SUBDIVISION OF PART OF THE SOUTH ½ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Real Estate Taxes for the year ²⁰¹⁸~~2017~~ Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not to 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.

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

On this 30th Day of August, 2018



REAL ESTATE TRANSFER TAX		07-Sep-2018
	CHICAGO:	3,412.50
	CTA:	1,365.00
	TOTAL:	4,777.50 *
14-08-107-015-0000 20180801669027 1-228-971-808		
* Total does not include any applicable penalty or interest due.		

Fausto Flores
Fausto Flores

Laura Flores
Laura Flores

STATE OF ILLINOIS

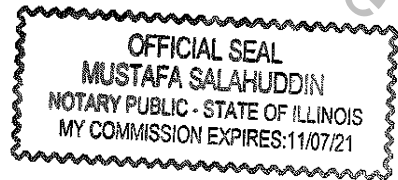
COUNTY OF COOK

REAL ESTATE TRANSFER TAX		07-Sep-2018
	COUNTY:	227.50
	ILLINOIS:	455.00
	TOTAL:	682.50
14-08-107-015-0000 20180801669027 1-765-842-720		

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **FAUSTO FLORES AND LAURA FLORES AS HUSBAND AND WIFE** appeared before me 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 30th day of August, 2018

Mustafa Salahuddin
Notary Public



Prepared by: Khaled J. Elkhatib
Elkhatib Law, LLC.
70 West Madison
Suite 1400
Chicago, Illinois 60602