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BN SS 037309 NA CT) SK 192 Doc#. 1826306252 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 09/20/2018 01:02 PM Pg: 1 of 3

Dec ID 20180901685050

ST/CO Stamp 0-485-009-568 ST Tax \$397.00 CO Tax \$198.50

City Stamp 0-216-574-112 City Tax: \$4,168.50

WARRANTY DEED

The Grantors, Javier Figueroa and Rosa Figueroa, husband and wife, of the City of Geneva, County of Kane, State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid CONVEY and WARRANT to Grantees:

Nathan Whitaker and Nicole Brown, hus BANO AND wife 2161 N. California Avenue, Unit 209

Chicago, Illinois 60647

not as tenants in common but as joint tenants the following described real estate situated in the County of Cook, in the State of Illinois:

[see Exhibit A attached hereto]

hereby releasing and waiving all rights under and by virtue of the Homestead Fremption Laws of the State of Illinois. Subject to: covenants, conditions and restrictions of record and 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. To have and to hold said premises not as tenants in common but as joint tenants forever.

Real Estate Permanent Index Number: <u>13-21-216-004-0000</u>
Address of Real Estate: <u>5149 W. Grace Street, Chicago, Illinois 60641</u>

Dated this 15 day of September, 2018

avier Figueroa

Rosa Figueroa

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State of ILLINOIS)
) ss
County of COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Javier Figueroa and Rosa Figueroa personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth including the waiver of the right of homestead.

Given under my hand and official seal, this 15 day of September, 2018

Notary Public

Lor Coot County Clark's Office NOTARY PUBLIC - STATE OF ILLINOIS

Commission Expires: 04-08-21

Mail To:

Adrienne L. Shreffler The Real Property Law Group, PC 4653 N. Milwaukee Avenue Chicago, IL 60630

Whittaker

Send Tax Bill To:

Nichole

Nathan Whitaker and Nieole Brown

5149 W. Grace Street Chicago, IL 60641

This instrument was prepared by:

Barbara M. Demos Law Office of Barbara M. Demos, P.C. 4746 N. Milwaukee Avenue Chicago, IL 60630

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LEGAL DESCRIPTION

Order No.: 18WSS037309NA

For APN/Parcel ID(s): 13-21-216-004-0000

LOT 4 IN THE SUBDIVISION OF LOT 13 IN KOESTER AND ZANDER'S GRAYLAND PARK, ADDITION 10 IRVING PARK, BEING A SUBDIVISION OF LOT 1 OF CIRCUIT COURT COMMISSIONER'S PARTITION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE NORTH 20 ACRES THEREOF), IN HL AIP 4L AIOIS. SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLUIOIS.