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UNOFFICIAL COPY

WARRANTY DEED ^{2/3}
(Joint Tenancy)

Doc#: 1826419062 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/21/2018 09:17 AM Pg: 1 of 3

Dec ID 20180901685406
ST/CO Stamp 0-631-294-112
City Stamp 1-290-373-280

AFTER RECORDING, RETURN TO:

GUSTAVO FRANCISCO JOSE ARAUZ

IVANA RODRIGUEZ

4541 N. WOLCOTT AVE

CHICAGO, IL 60640

NAME/ADDRESS OF TAXPAYER:

Gustavo Francisco Jose Arauz
Ivana Rodriguez
4541 N. Wolcott Avenue Unit C
Chicago, IL 60640

THE GRANTOR, Stephen C. Simon, a widower, of the City/Village of Oceanside, County of San Diego, State of California, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid and other good and valuable consideration, CONVEYS and WARRANTS to:

Gustavo Francisco Jose Arauz, an unmarried man
and Ivana Rodriguez, an unmarried woman
not as tenants in common, but as Joint Tenants,
4752 N. Lincoln Avenue, Apt. 2, Chicago, IL 60625

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(SEE REVERSE SIDE FOR LEGAL DESCRIPTION)

Permanent Index Number: 14-18-214-026-1003

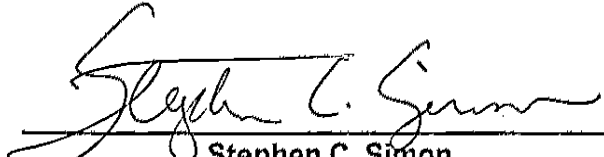
Property Address: 4541 N. Wolcott Avenue, Unit C, Chicago, IL 60640

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 but in joint tenancy forever.

Subject to general real estate taxes for 2018 and subsequent years and all easements, covenants, conditions and restrictions of record.

Dated this 5 day of September, 2018.

Attorney's Title Guaranty Fund, Inc.
1 S. Wacker Dr. Ste. 2400
Chicago, IL 60606-4650
Recording Department


Stephen C. Simon

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STATE OF California)
) SS.
COUNTY OF San Diego)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Stephen C. Simon**, a widower, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 5th day of September, 2018.

Kristalee Atkins
Notary Public

This Instrument Prepared By
James E. DeBruyn, Attorney
DeBruyn, Taylor and DeBruyn Ltd.
15252 S. Harlem Avenue
Orland Park, IL 60462



LEGAL DESCRIPTION

Unit No. 4541-'C' as delineated on plat of survey of Lot 21 and the South 4 feet of Lot 22 in Block 13 in Ravenswood in Sections 17 and 18, Township 40 North, Range 14, East of the Third Principal Meridian (hereinafter referred to as parcel), which survey is attached as Exhibit 'A' to Declaration of Condominium made by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee under Trust Agreement dated April 4, 1974 and known as Trust No. 32875 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on June 22, 1976 as Document 23529030, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

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NO TAXABLE CONSIDERATION: Exempt under Section 4(e) of the Real Estate Transfer Tax Act and Cook County Ordinance No. 95104.

9/7/18
Date James E. DeBruyn, a/k/a
Attorney

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: September 7, 2018

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me this 7th day of September, 2018

[Signature]
Notary Public



The Grantee or his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: September 7, 2018

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me this 7th day of September, 2018

[Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to a deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)