

# UNOFFICIAL COPY

## WARRANTY DEED



\*1827145044\*

ILLINOIS

Doc# 1827145044 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/28/2018 02:56 PM PG: 1 OF 3

HTC 1825076

Above Space for Recorders Use Only

THE GRANTOR, John P. Guarisco, a widow, of 8560 W Foster Avenue, Unit 508, Norridge, Illinois 60706, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration, in hand paid, CONVEY and WARRANT to Miguel Leon, a married person, of 2050 N Narragansett, Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

THE SOUTH 1/2 OF THE NORTH 1/2 OF LOT 12 IN MONT CLARE GARDENS SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 10 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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

SUBJECT TO: General taxes for 2018 and subsequent years; covenants, conditions and restrictions of record, if any.

Permanent Real Estate Index Number: 13-30-126-022 - 0000

Address of Real Estate: 2942 N Oak Park Avenue, Chicago, Illinois 60634

### REAL ESTATE TRANSFER TAX



CHICAGO:

28-Sep-2018

CTA:

2,025.00

TOTAL:

810.00

2,835.00 \*

13-30-126-022-0000

20180901688655

0-125-016-224

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

### REAL ESTATE TRANSFER TAX



COUNTY:

28-Sep-2018

ILLINOIS:

135.00

TOTAL:

270.00

405.00

13-30-126-022-0000

20180901688655

0-717-117-600

Rv

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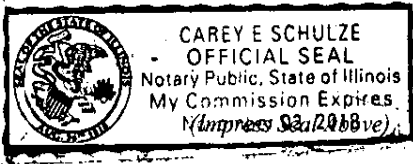
The date of this deed of conveyance September 24, 2018.

John P Guarisco

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John P Guarisco, 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 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 September 24, 2018.

Notary Public



Mail to:  
HERITAGE TITLE COMPANY  
4405 THREE OAKS ROAD  
CRYSTAL LAKE, IL 60014

<p>This instrument was prepared by: Carey E. Schulze Law Offices of Carey E. Schulze, P.C. 17 E Crystal Lake Avenue Crystal Lake, Illinois 60014 (815) 301-6864 Telephone (815) 642-4759 Facsimile</p>	<p>Send subsequent tax bills to: Miguel Leon 2942 N Oak Park Avenue Chicago, Illinois 60634</p>	<p>Recorder- mail recorded document to: <del>MIGUEL LEON</del> 2942 N. OAK PARK AV. CHICAGO, IL 60634</p>
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# UNOFFICIAL COPY

## DECEASED JOINT TENANCY AFFIDAVIT

State of ILLINOIS     )  
                                  ) SS  
County of COOK        )

The undersigned, JOHN P. GUARISCO, being first duly sworn and under penalty of perjury on oath states that he resided at 2942 N. OAK PARK AVE., CHICAGO, ILLINOIS 60634.

That he was acquainted with DIETLINDE GUARISCO, deceased, who, at the time of her death, was one of the owners of the land described as 2942 N. OAK PARK AVE., CHICAGO, ILLINOIS 60634 (See Exhibit A Attached.)

That the deceased died on MARCH 31, 2016, as evidenced by a certified copy of the death certificate of the deceased attached hereto.

That the deceased died:

- Leaving no Last Will and Testament.
- Leaving a Last Will and Testament, a copy of which is attached hereto. The original of the unproven will is to be filed with the Clerk of the Probate Division of the Circuit Court of \_\_\_\_\_ County, Illinois.
- Leaving a Last Will and Testament, which was filed in the Unproven Will Box of the Probate Division of the Circuit Court of \_\_\_\_\_ County, Illinois on \_\_\_\_\_.
- Leaving a Last Will and Testament which was probated in the Probate Division of the Circuit Court of \_\_\_\_\_ County, Illinois, on \_\_\_\_\_ as Case # \_\_\_\_\_.

That from the Estate of the Deceased:

- All State Inheritance and/or Federal Estate Taxes which were due have been paid and evidence thereof is attached hereto.
- No State Inheritance and/or Federal Estate Taxes were due.

That the total value of the estate of the deceased, including both real and personal property owned by the deceased either individually or in joint tenancy at the time of the death of the deceased, does not exceed the sum of \$100,000.00.

Date: 9/24/18

*John P. Guarisco*  
Affiant's Signature

Subscribed and Sworn before me this 24<sup>TH</sup> day of SEPTEMBER, 2018.

My Commission Expires: 11/3/18

*Carey E. Schulze*  
Notary Public

