

UNOFFICIAL COPY

Doc# 1828249085 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/09/2018 09:37 AM Pg: 1 of 2

WARRANTY DEED
01146-60264 1/2 S.H.

Dec ID 20180901694605
ST/CO Stamp 2-068-792-480 ST Tax \$220.00 CO Tax \$110.00
City Stamp 0-012-272-800 City Tax: \$2,310.00

THE GRANTOR,

MARY M. FLAHERTY, a
widow,

of the City of Chicago,
County of Cook, State of
Illinois, for and in
consideration of
TEN & 00/100 DOLLARS,
and other good and
valuable considerations
in hand paid, CONVEYS and WARRANTS to

FRANCISCO J. RUEDA and **ANGELICA DOMINGUEZ**, ^{M.} ~~husband and wife~~ *unmarried*

not in Tenancy in Common ^{but} or in Joint Tenancy, ~~but in TENANCY BY THE ENTIRETY~~, the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

Lot 33 in Block 6 in H.O. Stone and Company's Belmont Avenue Terrace in the West 1/2 of the Southwest 1/4 of Section 19, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois,

commonly known as 3437 N. Neva Avenue, Chicago, IL 60634
PIN 13-19-310-007-0000, ^{grantee address}

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 tenancy by the entirety forever.

Grantor, for herself and her successors, further covenants, promises and agrees with Grantees, their heirs and assigns, that she has not done or suffered to be done anything that the property is or may be in any manner encumbered or charged except as set forth in this Deed; and covenant further that she will warrant and defend the property against all persons lawfully claiming by, through or under her.

Subject to: General taxes for the year 2018 and subsequent years.

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

DATED this 1st day of October, 2018

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(SEAL) Mary M. Flaherty (SEAL)
Mary M. Flaherty

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **MARY M. FLAHERTY**, a widow

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 she signed, sealed and delivered the said instrument as her 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 1st day of October, 2018



[Signature]
Notary Public

This instrument prepared by: Jon A. Michal
PO Box 604
Park Ridge, IL 60068

MAIL TO:

Francisco Rueda + Angelica Dominguez
3437 N. Neva Avenue
Chicago, IL 60634

SEND TAX BILL TO:

Francisco Rueda
3437 N. Neva Avenue
Chicago, IL 60634

REAL ESTATE TRANSFER TAX		05-Oct-2018
	CHICAGO:	1,650.00
	CTA:	660.00
	TOTAL:	2,310.00*

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

REAL ESTATE TRANSFER TAX		05-Oct-2018
	COUNTY:	110.00
	ILLINOIS:	220.00
	TOTAL:	330.00

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