

UNOFFICIAL COPY

WARRANTY DEED

TENANTS BY THE ENTIRETY

THE GRANTOR,

Kiki Collias, married to Benito Ramos,



Doc# 1828234052 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/09/2018 11:39 AM PG: 1 OF 3

of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEYS AND WARRANTS to THE GRANTEEES,

KIKI COLLIAS and BENITO RAMOS, married to each other
2855 W. Fitch Ave., Chicago IL 60645

as TENANTS BY THE ENTIRETY and not as Joint Tenants with rights of survivorship, nor as Tenants in Common, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit: (See attached legal description) hereby releasing (and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record, building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Property Index Number: 10-36-104-001

Address of Real Estate: 2855 W. Fitch Ave., Chicago IL 60645

Dated this 21 day of MAY, 2018.

Kiki Collias

Kiki Collias

Benito Ramos

Benito Ramos (signing to release homestead rights)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Kiki Collias and Benito Ramos, a married couple, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day 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 official seal, this 21 day of May, 2018



COMMISSION EXPIRES March 7, 2021

Rocio Rodriguez
NOTARY PUBLIC

This instrument was prepared by: Lee T. Poteracki, 216 Higgins Rd. Park Ridge IL 60068

UNOFFICIAL COPY


Legal Description of premises commonly known as

2855 W. FITCH AVE., CHICAGO IL 60645:

LOT 18 IN BLOCK 2 IN LOWENMEYER'S CALIFORNIA AVENUE ADDITION TO ROGERS PARK, A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Exempt under provisions of paragraph E,
Section 4 of the Real Estate Transfer Tax Act.

Patricia A. Kelly
Dated: 5/21/18

| REAL ESTATE TRANSFER TAX | | 09-Oct-2018 |
|-------------------------------------------------------------------------------------|---------------|---------------|
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |

10-36-104-001-0000 | 20180901693388 | 1-886-594-208

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

| REAL ESTATE TRANSFER TAX | | 09-Oct-2018 |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------|
|  |  | COUNTY: |
| | | ILLINOIS: |
| | | TOTAL: |
| | | 0.00 |
| | | 0.00 |
| | | 0.00 |

10-36-104-001-0000 | 20180901693388 | 2-108-105-888

Send Subsequent Tax Bills to:

Mail to: Lee Poteracki
216 Higgins Rd.
Park Ridge IL 60068

Kiki Collias
2855 W. Fitch Ave.
Chicago IL 60645

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirm 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: May 21, 2018

Signature [Signature]
Grantor or Agent

Subscribed and sworn to before me
this 21st day of May, 2018



Notary Public [Signature]

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: May 21, 2018

Signature [Signature]
Grantee or Agent

Subscribed and sworn to before me
this 21st day of May, 2018



Notary Public [Signature]

Note: Any person who knowingly submits a false statement concerning the identify of a grantee shall be guilty of Class C Misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to 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)