## **UNOFFICIAL COPY**

Doc#. 1829706065 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 10/24/2018 10:27 AM Pg: 1 of 2

Dec ID 20181001615252

ST/CO Stamp 1-059-908-768 ST Tax \$368.00 CO Tax \$184.00

City Stamp 1-906-896-032 City Tax: \$3,864.00

## WARRANTY DEED

THE GRANTOR, Tobics and Julie Emms, married, residing in Chicago, Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY(S)** and **WARRANT(S)** to William D. James Jr., of Chicago, Illinois, the following described Real Estate:

LOT 4 IN BLOCK 3 IN FOREST R'DGE, BEING A SUBDIVISION BY FRANKLIN P. BELL, OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 9514 S. Hoyne Ave., Chicago, Illinois 60643

Permanent Real Estate Index Number: 25-07-105-022-0000

situated in the County of Cook, State of Illinois. The Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Subject to covenants, conditions and restrictions of record, building lines and utility casements, if any and general real estate taxes for 2018 and subsequent years provided they do not interfere with the current use and enjoyment of the Real Estate.

DATED this 23rd day of October, 2018

Tobias Emms

Julie Emphs

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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 Tobias and Julie Emms, and personally known to me to be the same person(s) whose name is 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, and the free and voluntary act of pursuant to authority, for the uses and proposes therein set forth.

WITNESs ray hand and official seal this \_\_\_\_\_\_day of October 2018.

YIMMY D MARDO Official Seal Notary Public - State of Illinois My Commission Expires Feb 2, 2021

PREPARED BY:

Shams, Rodriguez & Mozwecz, P.C. 150 N. Michigan Ave. 8th Floor Chicago, IL 60601

MAIL TO:

Carolyn McCaskill Esq. 7115 W. North Ave Ste 366 Oak Park IL 60302

SENIO SUBSEQUENT TAX BILLS: Chicago, Illinois 60643 SOME OFFICE

Recorder's Office Box No.\_\_\_\_