

UNOFFICIAL COPY

**Warranty Deed
JOINT TENANCY**

**Statutory (ILLINOIS)
(Individual to Individual)**

Doc#: 1830957011 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/05/2018 09:05 AM Pg: 1 of 2

Dec ID 20181101625259
ST/CO Stamp 1-066-769-568 ST Tax \$350.00 CO Tax \$175.00
City Stamp 1-216-416-928 City Tax: \$3,675.00

Above Space for Recorder's Use Only

THE GRANTOR(S) **John Allar and Anna Allar, his wife**

of the City of Chicago, County of Cook, State of IL for and in consideration of (\$10.00) Ten DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to

Grantee(s) **Nicole Mauser and Eric C. Mauser**, of Chicago, Illinois, as Joint Tenants with rights of survivorship, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LOT 3 IN BLOCK 1 IN RACE'S SUBDIVISION OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 AND THE WEST 1/2 OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF ELSTON ROAD, 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 only to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

PERMANENT INDEX NO. 13-23-205-007-0000

Commonly Known as: **3307 W. Irving Park Rd., Chicago, IL 60618-3309**

106 21 18 E NW 170004 PK

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Dated this 2nd day of November, 2018

PLEASE PRINT OR TYPE NAMES BELOW
SIGNATURE(S) John Allar (SEAL)
John Allar
Anna Allar (SEAL)
Anna Allar

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 **John Allar and Anna Allar** personally known to me to be the same person(s) whose name(s) 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 25th day of September, 2018.

Commission expires _____
Robert M Zelek
NOTARY PUBLIC



This instrument was prepared by: ROBERT M. ZELEK, 1420 Renaissance Dr. Suite 313, Park Ridge, IL 60068

MAIL TO:
SAUL R WEYLER
55 W MONROE #3600
CHICAGO IL 60603

SEND SUBSEQUENT TAX BILLS TO:
NICOLE MAUSER
3307 W TRILING PK RD
CHICAGO IL 60618-3909

OR

Recorder's Office Box No. _____