

UNOFFICIAL COPY

PREPARED BY:

Nery & Richardson LLC
4258 West 63rd Street
Chicago, Illinois 60629

733385 1/2

MAIL TAX BILL TO:

C. Magnus
5931 S. Komesky Ave.
Chicago, IL 60629

MAIL RECORDED DEED TO:

Justin Stone
53 W. Jackson Blvd., Ste. 1760
Chicago, IL 60604

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607



Doc# 1832534065 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/21/2018 02:22 PM PG: 1 OF 4

WARRANTY DEED

THE GRANTOR(S), Gayle Fantozzi as successor trustee of the Pipien 2000 Trust dated July 10, 2000, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to Christopher Magnus, whose address is 1440 N. Lake Shore Dr., Chicago, IL all right, title, and interest in the following described real estate situated in Cook County, Illinois, to wit:

A SINGLE MAN

LOT 16 IN BLOCK ONE IN KAISER AND COMPANY'S KEDVALE GARDENS IN SECTION 15, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number(s): 19-15-407-016-0000 ✓
Address(es) of Real Estate: 5931 S. Komesky Avenue, Chicago, IL 60629 ✓

Subject to: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises forever.

Dated this 13th day of November, 20 18.

Gayle Fantozzi
Gayle Fantozzi - Successor Trustee
of the Pipien 2000 Trust

R

UNOFFICIAL COPY

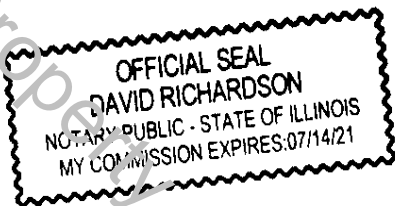
STATE OF Illinois) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Gayle Fantozzi, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 13th Day of November 20 18

[Signature]
Notary Public

My commission expires: 7/14/21



Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

16-Nov-2018



CHICAGO:

1,867.50

CTA:

747.00

TOTAL:

2,614.50 *

19-15-407-016-0000

| 20181101630820

| 1-799-791-264

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

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

16-Nov-2018



COUNTY:	124.50
ILLINOIS:	249.00
TOTAL:	373.50

19-15-407-016-0000

| 20181101630820 | 2-143-097-504