

# UNOFFICIAL COPY

Doc#: 1836555071 Fee: \$52.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 12/31/2018 11:58 AM Pg: 1 of 3



First American Title Insurance Company

Dec ID 20181201663874  
ST/CO Stamp 1-183-000-224 ST Tax \$453.00 CO Tax \$226.50  
City Stamp 0-641-681-056 City Tax: \$4,756.50

**WARRANTY DEED**  
**ILLINOIS STATUTORY**  
Individual

**FIRST AMERICAN TITLE**  
FILE # 2947062-2/4

THE GRANTOR(S) Susan Hopkins, divorced and not since remarried, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Julia Magnus, a single woman, and Cosmos Boekell, a single man, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

\* AS JOINT TENANTS AND NOT AS TENANTS IN COMMON

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any; existing leases and tenancies; general real estate taxes not yet due and payable.

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

Permanent Real Estate Index Number(s): 20-03-214-045-0000; 20-03-214-044-0000  
Address(es) of Real Estate: 646 E. Bowen Ave., and 644 E. Bowen Ave., Chicago, IL 60653

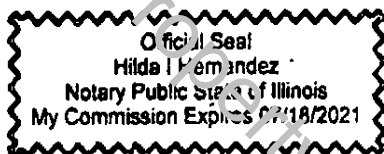
Dated this 19<sup>th</sup> day of December, 20 18

Susan Hopkins  
Susan Hopkins

**UNOFFICIAL COPY**STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Susan Hopkins, personally known to me to be the same person(s) whose name(s) 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 19<sup>th</sup> day of December, 20 18



Hilda I. Hernandez (Notary Public)

**Prepared by:**

Neal M. Ross  
670 N. Clark St., Suite #300-W  
Chicago, IL 60654

**Mail To:**

Edward J. Fitzimons, esq.  
500 N. Western Ave., Suite #204  
Lake Forest, IL 60045

**Name and Address of Taxpayer:**

Juliá Magnua and Cosmos Boekell  
1616 E Bowen Ave  
CHICAGO IL 60653

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EXHIBIT A

## LEGAL DESCRIPTION

Legal Description: PARCEL 1:

LOT 9 AND THE EAST 1 FOOT OF LOT 8 OF JOHN MUELLER'S RESUBDIVISION OF LOTS 27 AND 28 IN DOBBIN'S SUBDIVISION ON THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 4 FEET OF LOT 7 AND ALL OF LOT 8 (EXCEPT THE EAST 1 FEET) OF JOHN MUELLER'S RESUBDIVISION OF LOTS 27 AND 28 IN DOBBIN'S SUBDIVISION ON THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 20-03-214-045-0000 (VOL. 251)

Property Address: 646 E Bowen Ave & 644 E Bowen Ave, Chicago, Illinois 60653

Property of Cook County Clerk's Office