

UNOFFICIAL COPY

Doc#: 1905908004 Fee: \$50.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/28/2019 10:55 AM Pg: 1 of 2

WARRANTY DEED

Joint Tenancy

1 of 2 PT19-49245
THE GRANTOR, RICHARD THEIS,

a married man, of 740 Yale St.,
Englewood, Florida, 34223, County
of Sarasota, State of Florida, for and
in consideration of TEN DOLLARS
and other good and valuable
considerations in hand paid, CONVEYS
and WARRANTS to Petru-Gosmin C.

Toma and Angelica Toma, husband and
wife, of 5393 N. Bowmanville Ave., Chicago, IL 60625, the following described Real Estate situated in
the County of Cook in the State of Illinois, to wit:

See attached legal description.

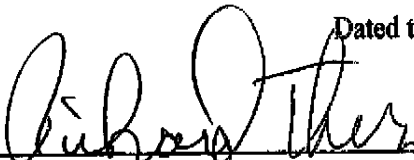
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the
State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, not in tenancy in
common, but in joint tenancy forever.

THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number: 13-24-102-017-0000

Address of Real Estate: 3923 North Albany Avenue, Chicago, IL 60618

Dated this 7 day of Feb, 2019

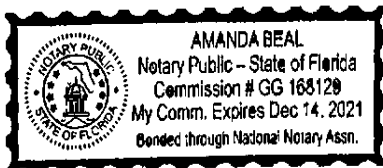

RICHARD THEIS (SEAL)

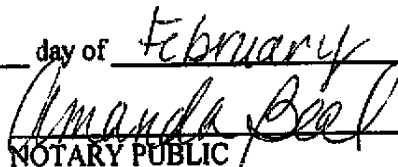
Return to:
Proper Title, LLC
1530 E. Dundee Rd. Ste. 250
Palatine, IL 60074

State of Florida, County of Sarasota, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY
CERTIFY that Richard Theis, personally known to me to be the same person whose name is subscribed
to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed,
sealed and delivered the said instrument as his 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 7th day of February, 2019




NOTARY PUBLIC

Legal Description

UNOFFICIAL COPY

LOT 19 AND THE NORTH ½ OF LOT 20 IN BLOCK 3 IN WILLIAM E. HATTERMAN'S IRVING PARK BOULEVARD SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT ONLY TO: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; ACTS DONE BY OR SUFFERED THROUGH BUYER; EXISTING LEASES AND TENANCIES, IF ANY; ALL SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS CONFIRMED AND UNCONFIRMED; AND GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.

This instrument was prepared by: Judith E. Fors, 4669 N. Manor Ave., Chicago, IL 60625

Mail to: William Blatter
Blatter & Blatter
4732 N. Lincoln Ave., Ste. 6
Chicago, IL 60625

Send subsequent tax bills to: Petru Cosmin Toma
Angelica Toma
6393 N. Bowmanville Ave.
Chicago, IL 60625

Property of Cook County Clerk's Office