

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 1917913017 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 06/28/2019 09:21 AM Pg: 1 of 2

Dec ID 20190601611296  
ST/CO Stamp 1-780-068-448 ST Tax \$252.00 CO Tax \$126.00  
City Stamp 1-354-281-056 City Tax: \$2,646.00

MAIL TO:

*must to send*

SEND BILLS TO:  
Rose M. Nicpon Living Trust  
6237 S. Narragansett Avenue  
Chicago, IL 60638

THE GRANTOR, **Scott A. Fritsch**, married individual of 3414 Park Avenue, Brookfield, County of Cook, in the State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, **Rose M. Nicpon**, trustee of the **Rose M. Nicpon Living Trust Agreement**, dated September 8, 2004, the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 19 AND THE SOUTH HALF OF LOT 20 IN BLOCK 12 IN FREDERICK H. BARTLETT'S 61ST STREET ADDITION, A SUBDIVISION IN THE WEST HALF OF THE SOUTH WEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

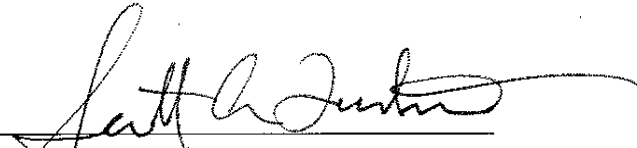
*19-17-325-050-000*

Permanent Real Estate Index Number: ~~23-11-301-006-1136~~

Address of Real Estate: **6237 S. Naragansett Avenue, Chicago, Illinois 60638**


SUBJECT TO: covenants, conditions, and restrictions of record; easements for public utilities; and to General Taxes for 2018 and subsequent years. Hereby releasing waiving all right, under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 24 June 2019



Scott A. Fritsch

### REAL ESTATE TRANSFER TAX 25-Jun-2019



|  |          |            |
|--|----------|------------|
|  | CHICAGO: | 1,890.00   |
|  | CTA:     | 756.00     |
|  | TOTAL:   | 2,646.00 * |

19-17-325-050-0000 | 20190601611296 | 1-354-281-056

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

**FIDELITY NATIONAL TITLE**  
**OC19008057**

### REAL ESTATE TRANSFER TAX 25-Jun-2019

|   |   |           |        |
|---|---|-----------|--------|
|  |  | COUNTY:   | 126.00 |
|   |   | ILLINOIS: | 252.00 |
|   |   | TOTAL:    | 378.00 |

19-17-325-050-0000 | 20190601611296 | 1-780-068-448

WARRANTY DEED

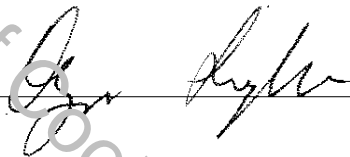
# UNOFFICIAL COPY

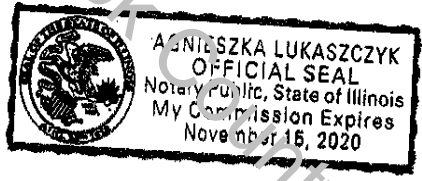
STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Scott A. Fritsch** the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered the said instrument as 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 notary seal, this 24 June 2019

(Seal)

 \_\_\_\_\_ Notary Public



This instrument was prepared by:  
 Martin Ptasinski  
 The Law Offices of Martin Ptasinski, P.C.  
 8517 South Archer  
 Willow Springs, Illinois 60480  
 708-467-0000