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WARRANTY DEED
GRANTOR(S) -



Doc# 1920455181 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/23/2019 02:17 PM PG: 1 OF 4

GARTH MCGINLEY a married man whose spouse has no homestead interest, of COOK County in the State of Illinois for in consideration of TEN DOLLARS AND NO CENTS (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to:

^E
NINA FABICON AND WAYNE MONTANA,
3225 N. HAMLIN *wife and husband*
CHICAGO, IL 60618

PRECISION TITLE

(Strike Inapplicable)

- a) As Tenants in Common
- b) Not in Tenancy in Common, but in Joint Tenancy
- c) Not as Joint Tenants, or as Tenants in Common, but as Tenants by the Entirety, as Husband and Wife
- d) Statutory (individual to individual)

SEE ATTACHED FOR LEGAL DESCRIPTION

Permanent Real Estate Index Number: **13-23-329-012-0000**
Commonly known as: **3225 N. HAMLIN CHICAGO, IL 60618**

the following described Real Estate situated in the County of COOK in the State of Illinois, to wit hereby releasing and waiving all rights under and by virtue of the HOMESTEAD EXEMPTION LAWS of the state of Illinois.

DATED this 20 day of June, 2019.

GARTH MCGINLEY

State of)
)ss
County of)

I, the undersigned, a Notary Public in and for said County, in the aforesaid, do hereby certify that GARTH MCGINLEY AND NANCY MCGINLEY, is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instruments, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Subscribed and sworn to before me this 20 day of JUNE, 2019.

Notary Public

Prepared By:
MICHAEL J. ANGELINA OF ANGELINA & HERRICK, PC, 1895 C ROHLWING RD, ROLLING MEADOWS, IL 60008

When Recorded Mail To: **PRECISION TITLE**

Send Future Tax Bills To:
NINA FABICON AND WAYNE MONTANA, 3225 N. HAMLIN CHICAGO, IL 60618

SEE DETACHED
ACKNOWLEDGMENT

DTC 19-06180 1/2

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All-purpose Acknowledgment California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

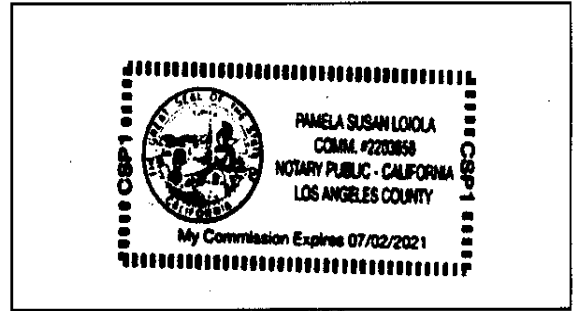
State of California

County of LOS ANGELES

On 06/20/2019 before me, PAMELA SUSAN LOOLA NOTARY PUBLIC (here insert name and title of the officer),

personally appeared GARY MCGINLEY

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Seal

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Pamela Susan Loola*

For Bank Purposes Only

Description of Attached Document

Type or Title of Document WARRANTY DEED

Document Date 06/20/2019 Number of Pages (1) ONE

Signer(s) Other Than Named Above _____



FO01-000DSG5350CA-01

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LEGAL DESCRIPTION

EXHIBIT "A"

File No.: PTC19-06180

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

Lot 29 in Block 4 in Belmont and North Central Park Avenue Addition, a Subdivision of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 3225 N. Hamlin Avenue, Chicago, IL 60618


PIN: 13-23-323-012-0000

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX 17-Jul-2019

	CHICAGO:	3,652.50
	CTA:	1,461.00
	TOTAL:	5,113.50 *

13-23-329-012-0000 | 20190601699157 | 0-483-664-992

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

17-Jul-2019

REAL ESTATE TRANSFER TAX	COUNTY:	243.50
	ILLINOIS:	487.00
	TOTAL:	730.50

13-23-329-012-0000 | 20190601699157 | 0-515-908-704