

# UNOFFICIAL COPY

1780999  
**WARRANTY DEED**  
Illinois Statutory

**Prepared by:**

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5339 W. Belmont Avenue  
Chicago, Illinois 60641

**Mail to:**

Jason W. Hammer, Esq.  
11 S. 270 Jackson St., Ste. 103  
Burr Ridge, Illinois 60527

**Name & Address of Taxpayer:**

Robert Vargas & Arquelio Vargas, Jr.  
2851 N. Normandy Avenue  
Chicago, IL 60634



Doc# 1921334158 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/01/2019 01:50 PM PG: 1 OF 3

RECORDER'S STAMP

**THIS INDENTURE WITNESSETH THAT**, John Puskarz, a married man\*, of 7231 W. Farwell Avenue, Chicago, Illinois, 60631 ("Grantor"), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt, adequacy and sufficiency of which is hereby acknowledged, by these presents does hereby **CONVEY and WARRANT** to Roberta Vargas and Arquelio Vargas, Jr., mother and son, of 2506 W. Haddon Avenue, Chicago, Illinois, 60622 ("Grantees"), all interest in the following described real property in the County of Cook, State of Illinois; to wit:

See Legal Description attached hereto as Exhibit A and hereby made a part hereof

SUBJECT, HOWEVER, TO: covenants, conditions and restrictions of record; public and utility easements; building lines and easements; acts done by or suffered through Grantees; general real estate taxes for 2018 and all subsequent years; all special governmental taxes or assessments confirmed and unconfirmed; and any and all building line, easements and lot line encroachments as disclosed by survey.

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 forever not as tenants in common, not as tenants by the entirety, but as joint tenants.

\*This does not constitute Homestead Property for the spouse of John Puskarz.

Dated: July 30<sup>th</sup>, 2019

John Puskarz

**REAL ESTATE TRANSFER TAX**

01-Aug-2019



**CHICAGO:** 3,225.00  
**CTA:** 1,290.00  
**TOTAL:** 4,515.00 \*

13-30-226-002-0000 | 20190701645460 | 1-615-547-488

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

**HERITAGE TITLE COMPANY**  
5849 W LAWRENCE AVE  
CHICAGO, IL 60630


S Y  
P 3  
S —  
M —  
SC Y  
E —  
INT 20

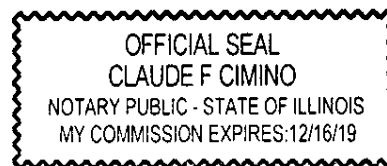
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State of Illinois )  
 ) ss  
County of Cook )

I, the undersigned, a notary public in and for said county, in the State of Illinois, DO HEREBY CERTIFY that JOHN PUSKARZ, 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.

Given under my hand and notarial seal, this 30<sup>th</sup> day of July, 2019

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



My Commission Expires 12/16 20 19.

(seal)

**REAL ESTATE TRANSFER TAX**

01-Aug-2019



COUNTY: 215.00  
ILLINOIS: 430.00  
TOTAL: 645.00

13-30-226-002-0000

| 20190701645460 | 0-267-562-080

# UNOFFICIAL COPY

THE SOUTH 38 FEET OF LOT 115 IN FIRST ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT RAILROAD) OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. 13-30-226-002-0000

C/K/A 2851 N NORMANDY AVENUE, CHICAGO, ILLINOIS 60634

COOK COUNTY  
RECORDER OF DEEDS

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Property of Cook County Clerk's Office