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After Recording Return To:

Steven R. Felton
134 N. LaSalle #1700
Chicago, IL 60602

Doc#: 1929506012 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/22/2019 09:51 AM Pg: 1 of 3

Dec ID 20191001612360
ST/CO Stamp 0-964-693-600 ST Tax \$1,575.00 CO Tax \$787.50
City Stamp 2-010-156-640 City Tax: \$16,537.50

Send Subsequent Tax Bills To:

Jeremy Simmons and Olivia R. Cortez
2016 W. Melrose St.
Chicago, IL 60618

WARRANTY DEED

THIS INDENTURE made this 5th day of October, 2019, between Seller, Bennett Paul Trapani, as Sole Manager of 2016 W. Melrose LLC ("Grantor"), and Purchasers, Jeremy Simmons and Olivia R. Cortez, as joint tenants with the right of survivorship ("Grantees").

WITNESSETH, the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, CONVEY and WARRANT unto Grantees, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE "EXHIBIT A" (LEGAL DESCRIPTION) ATTACHED HERETO AND MADE A PART HEREOF.

COMMONLY KNOWN AS: 2016 West Melrose Street, Chicago, IL 60618

Together with all hereditaments and appurtenances thereunder belonging, or in other wise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: **TO HAVE AND HOLD** the said premises as above described, with the appurtenances, unto Grantee, his heirs and assigns forever.

TAX PARCEL IDENTIFICATION NUMBER(S): 14-19-327-036-0000

ADDRESS OF REAL ESTATE: 2016 West Melrose Street, Chicago, IL 60618

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IN WITNESS WHEREOF, the Seller has caused his name to be signed to these presents,

Dated this 5th day of October, 2019

X 

By: Bennett Paul Trapani, as Sole Manager of 2016 W. Melrose LLC and for purposes of waiving homestead rights

X 

Rena Trapani

***waiving homestead rights**

State of Illinois)

) **SS.**

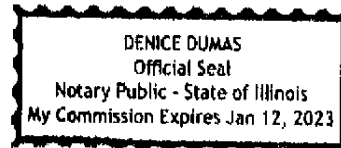
County of Cook)

The undersigned, a Notary Public in and for said County, in the aforesaid, do hereby certify that Bennett Paul Trapani and Rena Trapani, personally known to me to be the same person(s) whose name(s) 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 an official seal this 5th day of October, 2019.



NOTARY PUBLIC



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Exhibit A

Lot 13 in Block 1 in Oscar Charles' Subdivision of Block 48 in the Subdivision of Section 19, Township 40 North, Range 14 East of the Third Principal Meridian, (except the Southwest 1/4 of the Northeast 1/4, the South East 1/4 of the Northwest 1/4 and the East 1/2 of the South East 1/4 thereof), in Cook County, Illinois.

Property of Cook County Clerk's Office