

196NW 101300 RM 172

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Doc#. 1936415041 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/30/2019 12:26 PM Pg: 1 of 3

Dec ID 20191201670037
ST/CO Stamp 0-442-053-984 ST Tax \$385.00 CO Tax \$192.50
City Stamp 1-218-999-648 City Tax: \$4,042.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Scott Buxtin and Jennifer Buxtin, husband
and wife
3512 N. Rutherford
Chicago, IL 60634

(The Above Space for Recorder's Use Only)

for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and
valuable considerations in hand paid, CONVEY AND WARRANT to Raquel Rivera, the
following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**unmarried woman*

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-19-400-032-0000

Property Address: 3510 N. Rutherford Ave, Chicago, IL 60634

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility
easements and roads and highways, general taxes for the year 2019 and subsequent years
including taxes which may accrue by reason of new or additional improvements during the
year(s).

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption
Laws of the State of Illinois.

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Dated this 6th day of December, 2019.

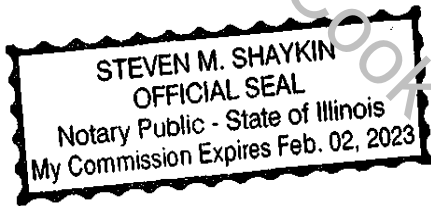
x Scott Buxtin (Seal)
Scott Buxtin

x Jennifer Buxtin (Seal)
Jennifer Buxtin

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Scott Buxtin and Jennifer Buxtin personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their 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 notarial seal, this 6th day of December, 2019.



Steven M. Shaykin
Notary Public

THIS INSTRUMENT PREPARED BY
Law Offices of Steven M. Shaykin, P.C.
5105 Tollview Drive, Suite 265
Rolling Meadows, IL 60008

MAIL TO:

Mullappallil Law Group
4323 W. Irving Park Road
Unit 1B
chicago, IL 60641

SEND SUBSEQUENT TAX BILLS TO:

Raquel Rivera
3510 N. Rutherford Ave
Chicago, IL 60634

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EXHIBIT A LEGAL DESCRIPTION

LOT 17 IN BLOCK 4 IN OLIVER L. WATSON'S BELMONT HEIGHTS ADDITION TO CHICAGO, A
SUBDIVISION OF PART WEST OF RAILROAD OF THE SOUTHEAST 1/4 OF SECTION 19,
TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

Property of Cook County Clerk's Office