



743629  
WARRANTY DEED

Doc# 2003701019 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/06/2020 11:11 AM PG: 1 OF 5

ILLINOIS

Citywide Title Corporation  
850 W. Jackson Blvd., Ste. 320  
Chicago, IL 60607

Above Space for Recorder's Use Only

THE GRANTOR(s) Ben Wiginton, married to Amy Wiginton, and James Wiginton, a widower, as Tenants in Common, of the Village of Brookfield, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Andres German Garcia, 7931 Kedvale Avenue, Apt. 1, Skokie, Illinois, 60076, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

\* a married man

SUBJECT TO: General taxes for 2017, 2018, and 2019; Covenants, conditions and restrictions of record, if any; Permanent Real Estate Index Number(s): 21-31-227-040-0000 Volume 276 Address(es) of Real Estate: 8242 South Exchange, Chicago, Illinois 60617

THIS IS NOT HOMESTEAD PROPERTY.

Ave.  
BPE

The date of this deed of conveyance is 1-29, 2020

(SEAL) Ben Wiginton

(SEAL) James Wiginton

(SEAL)

(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ben Wiginton and James Wiginton, 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 the said 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.

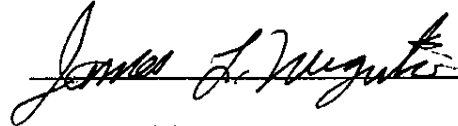


Given under my hand and official seal January 29, 2020.  
Michelle M. Pease  
Notary Public

S  
P  
S  
M  
SC  
E  
INT

# UNOFFICIAL COPY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that James Wiginton, personally know to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, seal 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.

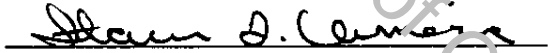


James L Wiginton

Property of Cook County Clerk's Office

1-30-20

Given under my hand and official seal, 2020



Notary



# UNOFFICIAL COPY

## LEGAL DESCRIPTION RIDER

For the premises commonly known as 8242 South Exchange<sup>Ave</sup>, Chicago, Illinois 60617<sup>SPF</sup>

Permanent Index Number(s): 21-31-227-040-0000, Volume 276

LOT 18 IN WALTER S. HAINES SUBDIVISION OF BLOCK 2 (EXCEPT THE EAST 40 THEREOF) IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS PER PLAT THEREOF RECORDED AUGUST 27, 1886, AS DOCUMENT 747674 IN BOOK 24 OF PLATS, PAGE 9, IN COOK COUNTY, ILLINOIS.

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# UNOFFICIAL COPY

Property

743629-J

**REAL ESTATE TRANSFER TAX**

04-Feb-2020



**CHICAGO:**

825.00

**CTA:**

330.00

**TOTAL:**

1,155.00 \*

21-31-227-040-0000

| 20200101603208

| 0-336-624-480

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

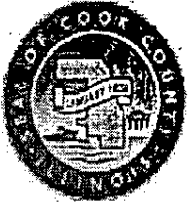
Cook County Clerk's Office

# UNOFFICIAL COPY

Property of 743679-J

## REAL ESTATE TRANSFER TAX

04-Feb-2020



|                  |        |
|------------------|--------|
| <b>COUNTY:</b>   | 55.00  |
| <b>ILLINOIS:</b> | 110.00 |
| <b>TOTAL:</b>    | 165.00 |

21-31-227-040-0000

| 20200101603208 |

0-436-198-240

Cook County Clerk's Office