

20-0077

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2032240020

Doc# 2032240020 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/17/2020 08:53 AM PG: 1 OF 2

WARRANTY DEED

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The GRANTORS, **THOMAS P. HAMILTON**, a married man of 14872 Oldenberg Ct., El Paso, TX 79938, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY and WARRANT unto **DAN WARNING & SARENA LEE**, the GRANTEE, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

** his wife, as Joint Tenants, with Rights of Survivorship*
LOT 3 IN JUILLET RESUBDIVISION, BEING A RESUBDIVISION OF LOT 12 IN HUGHES SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 (EXCEPT THE SOUTH SIX ACRES THEREOF), ALL IN SECTION 2, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 18521 Kedzie Ave., Homewood, IL 60430

Permanent Real Estate Index Number(s): 31-02-203-063-0000

SUBJECT TO (a) general real estate taxes not due and payable at the time of closing; (b) building lines, building laws and ordinances, (c) use or occupancy restrictions, (d) conditions and covenants of record, (e) zoning laws and ordinances which conform to the present usage of the premises, (f) utility easements which serve the premises.

Hereby releasing and waiving all rights thereunder by virtue of the Homestead Laws of the State of Illinois. To have and to hold said property forever. This is not a homestead property.

IN WITNESS WHEREOF, the Grantors have caused these presents to be signed this 17 day of August, 2020.

GRANTOR(S):

By: Thomas P. Hamilton
Thomas P. Hamilton

REAL ESTATE TRANSFER TAX 01-Oct-2020



COUNTY: 10.50
ILLINOIS: 21.00
TOTAL: 31.50

31-02-203-063-0000 | 20200901687788 | 0-675-010-016

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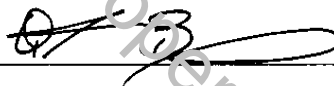
State of TX)

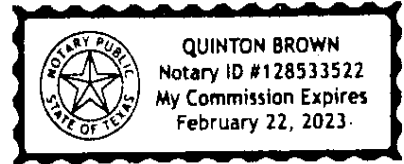
County of El Paso ss. NOTARY

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, **Thomas P. Hamilton**, 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, including the release and waiver of the right of homestead.

Given under my hand and seal, this 19th day of August, 2020.

Commission expires: 02/22/2023

 (Notary Public)



MAIL RECORDED INSTRUMENT TO :

Athy Jeffrey Fisher
207 South Water St
Wilmington, IL 60481

PREPARED BY:

AND SEND SUBSEQUENT TAX BILLS TO:

Dan Warning
Sarena Lee
18436 Dixie Hwy
Homewood IL 60430

Rogers Real Estate Law Group, LLC

Lisa Voegel Rogers, Esq.

123 W. Madison St., STE 1000

Chicago, IL 60602

Property of Cook County Clerk's Office