

UNOFFICIAL COPY



Chicago Title Insurance Company
WARRANTY DEED
ILLINOIS STATUTORY (3/6)

10-12
611



11287470210

Doc#: 1128747021 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/14/2011 12:13 PM Pg: 1 of 3

THE GRANTOR(S), ~~DENISE COOMES, P/K/A DENISE FESANCO, N/K/A DENISE TORIBIO~~, AS TO AN ~~UNDIVIDED 1/4 INTEREST~~, ~~AND CYNTHIA FESANCO-CORZINE~~, as to an undivided 1/4 interest, and ~~KAREN FESANCO, N/K/A KAREN MITCHENER~~, as to an undivided 1/4 interest, of the City of BERWYN, County of COOK, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to CARLOS VILLANUEVA, C/O 4111 W. 63RD STREET, CHICAGO, Illinois 60629 of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

LOTS 30 AND 31 IN BLOCK 40 IN ANDREWS AND PIPER'S SECOND ADDITION TO BERWYN IN SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, special taxes or assessment for improvements not yet completed, any confirmed special tax or assessment, installments not due at the date hereof of any special tax or assessment for improvements heretofore below, general taxes for the year 2011 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2011

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

THIS IS NOT HOMESTEAD PROPERTY AS TO ANY OF THE GRANTORS

Permanent Real Estate Index Number(s): 16-31-130-017-0000
Address(es) of Real Estate: 3445 S. WISCONSIN, BERWYN, Illinois 60402

Dated this 5 day of October, 2011.

CYNTHIA FESANCO-CORZINE

THIS TRANSACTION IS EXEMPT UNDER PARAGRAPH d OF THE BERWYN CITY CODE SEC. 888.06 AS A REAL ESTATE TRANSACTION.
DATE 10-11-11 TELLER

STATE/COUNTY REVENUE STAMPS AFFIXED TO DEED RECORDING CONCURRENTLY HEREWITH

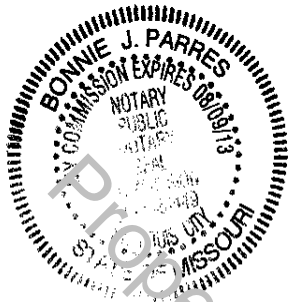
Exempt under provisions of Paragraph d Section 4 Real Estate Transfer Act

10-12-11
Date:
Buyer, Seller or Representative:

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State of Missouri) I, BONNIE J. PARRES, a notary Public in and for
County of City of St. Louis said County, in the State aforesaid, do hereby certify an officer of Denise Fesanco, n/k/a
Denise Toribio, 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 she delivered this instrument as a free and voluntary act,
for the uses and purposes therein set forth.

GIVEN under my hand and seal this 10th day of October, 2011.



Bonnie J. Parres (Notary Public)

Prepared By: ROBERT J. LOVERO
6536 W. CERMAK ROAD
BERWYN, Illinois 60402

Mail To:
CARLOS VILLANUEVA
3448 So WISCONSIN
BERWYN, IL 60402

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 10/01, 2011

Signature: _____

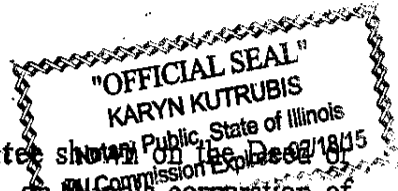
Grantor or Agent

Subscribed and sworn to before me

By the said Robert Teramo

This 11 day of October, 2011

Notary Public _____



The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 10/11, 2011

Signature: _____

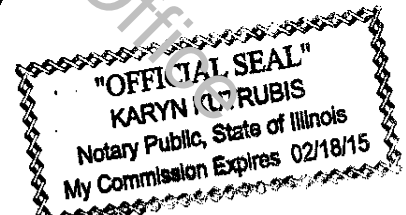
Grantee or Agent

Subscribed and sworn to before me

By the said Robert Teramo

This 11 day of October, 2011

Notary Public _____



Note: Any person who knowingly submits a false statement concerning the identity of Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)