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Doc#: 1225111106 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/07/2012 03:11 PM Pg: 1 of 4

First American Title
Order # 2335380

3 of 4
JS

WARRANTY DEED

ILLINOIS STATUTORY

Individual

THE GRANTORS Robert E. Hosty, a divorced man not since remarried and Margaret C. Hosty, a divorced woman not since remarried, of the Village of River Forest, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, convey and warrant to Gregory R. Ignoffo and Heather Ignoffo, husband and wife, of the City of Chicago, County of Cook, State of Illinois, as Tenants by the Entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General Real Estate Taxes for 2012 and subsequent years; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

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

Permanent Real Estate Index Number: 15-12-304-012-0000

Address of Real Estate: 307 Franklin, River Forest, IL 60305

Dated this 27th day of August, 2012

Robert E. Hosty

Margaret C. Hosty

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Property Clerk's Office

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 AUG. 30. 12
 STATE TAX

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX
 AUG. 31. 12
 REVENUE STAMP

REAL ESTATE TRANSFER TAX
0036200
FP 103027

REAL ESTATE TRANSFER TAX
0018100
FP 103028

00007572 #
00007579 #

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STATE OF ILLINOIS, COUNTY OF COOK

I the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Robert E. Hosty and Margaret C. Hosty are 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 this release and waiver of the right of homestead.

Given under my hand and official seal, this 27th day of August, 2012



Jorge B. Saincun

(Notary Public)

Prepared by:

Patrick J. Hosty
539 Clinton Place
River Forest, IL 60305
708-337-4329

Mail to:

Gregory R. Ignoffo
307 Franklin
River Forest, IL 60305

Name and Address of Taxpayer:

Gregory R. Ignoffo
307 Franklin
River Forest, IL 60305

** Guaranteed*

VILLAGE OF RIVER FOREST
Real Estate Transfer Tax
Date 8/20/12 Amt Paid 362.00

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 13 IN BLOCK 2 IN CONWAY'S RESUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4, SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 15-12-304-012-0000 Vol.0182

Property Address: 307 Franklin Avenue, River Forest, Illinois 60305

Property of Cook County Clerk's Office