

# UNOFFICIAL COPY



**WARRANTY DEED**

**Illinois Statutory**

Mail to: *1471985*

**ARREGINA MCCULLUM  
7025 W. ARMITAGE AVENUE  
CHICAGO, IL 60707**

Doc#: 1302522104 Fee: \$42.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/25/2013 02:29 PM Pg: 1 of 3

Name & Address of Taxpayer:  
**ARREGINA MCCULLUM  
7025 W. ARMITAGE AVENUE  
CHICAGO, IL 60707**

RECORDER'S STAMP

The GRANTOR(S): **IVAN J. CAPIFALI and BRENDA CAPIFALI, husband and wife**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to, **ARREGINA MCCULLUM**, following described land in the County of **Cook**, State of **Illinois**; to wit:

**SEE ATTACHED LEGAL DESCRIPTION**

Subject to: General real estate taxes not due and payable at the time of Closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as 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. TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number(s): **13-31-302-045-0000**

Property Address: **7025 W. ARMITAGE AVENUE, CHICAGO, ILLINOIS 60707**

Dated: This 18<sup>th</sup> day of January, 2013.

*Ivan J. Capifali* (seal)  
**IVAN J. CAPIFALI**

*Brenda Capifali* (seal)  
**BRENDA CAPIFALI**

City of Chicago  
Dept. of Finance  
636144



Real Estate  
Transfer  
Stamp

\$1,312.50

1/24/2013 15:13

dn00347

Batch 5,837,003

HTC  
wd 04/07

HERITAGE TITLE COMPANY  
5849 W LAWRENCE AVE  
CHICAGO, IL 60630

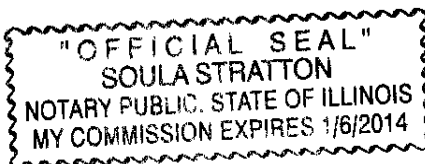
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STATE OF ILLINOIS     }  
                                      }ss  
COUNTY OF COOK     }

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT, **IVAN J. CAPIFALI and BRENDA CAPIFALI**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 18<sup>th</sup> day of January, 2013.

WITNESS my hand and official seal.

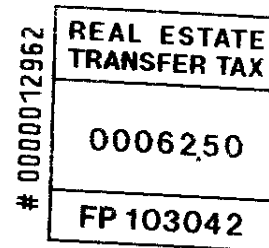
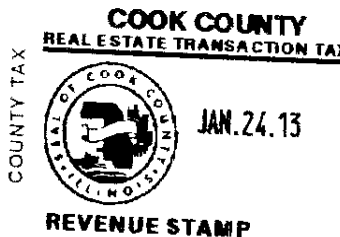
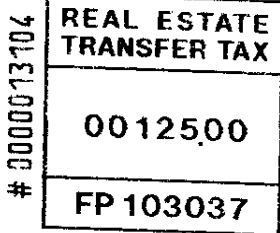
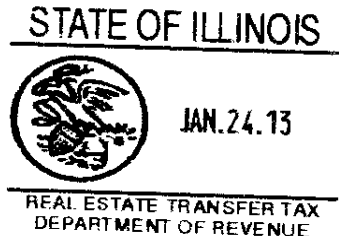


Signature Soula Stratton

My Commission Expires: 1/6/14

**PREPARED BY:**  
JAMES P. ANTONOPOULOS  
ATTORNEY AT LAW  
5045 N. HARLEM AVENUE  
CHICAGO, ILLINOIS 60656

County - Illinois Transfer Stamps Exempt under provisions of paragraph _____, Section 31-45, Real Estate Transfer Tax Law Date: _____ _____ Buyer, Seller or Representative
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## Commonwealth Land Title Insurance Company

**Servicing Agent:**  
HTC  
1901 N Roselle Road #360  
Schaumburg, IL 60195

**Policy Issuing Agent:**  
James P. Antonopoulos  
5045 N Harlem Avenue  
Chicago, IL

File No. H71985

### Exhibit A

LOT 10 AND THE WEST 8 1/3 FEET OF LOT 9 IN BLOCK 1 IN J.E. WHITE'S THIRD RUTHERFORD PARK ADDITION, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 1520.8 FEET AND THE WEST 722 FEET) IN COOK COUNTY, ILLINOIS

P.I.N. 13-31-302-045-000 J

C/K/A 7025 W. ARMITAGE AVENUE - CHICAGO, IL 60707-3813

Property of Cook County Clerk's Office