

WARRANTY DEED

Illinois Statutory
(Individual to Individual)

UNOFFICIAL COPY



MAIL TO:

MILA GLORIA NOVAK
2300 W. Lake St
Melrose Park IL 60160

Doc#: 1311326021 Fee: \$64.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/23/2013 10:52 AM Pg: 1 of 3

NAME & ADDRESS OF TAXPAYER:

Maria T. Muniz
35 King Arthur Court, unit 3
Northlake, Illinois 60164

THE GRANTOR(S), **Patricia L. Artiga**, an unmarried woman, of the City of Northlake, 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 **Maria T. Muniz**, an unmarried woman of 45 Tardian Lake, Westmont N60599, Illinois, all interest in the following described Real Estate, situated in the County of Cook in the State of Illinois, to wit:

BOX 15

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to: (1) Easements, restrictions and conditions of record; and (2) General real estate taxes not due and payable at the time of closing; (3) building lines, if any, so long as they do not interfere with current use and enjoyment of the property.

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 Index Number: 12-30-402-054-1003

Property Address: 35 King Arthur Court, unit 3, Northlake, Illinois 60164

DATED THIS 12 day of March, 2013

Patricia L. Artiga (SEAL)
Patricia L. Artiga

(SEAL)

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100
FIDELITY NATIONAL TITLE

FIDELITY NATIONAL TITLE
Clerk's Office

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STATE OF ILLINOIS

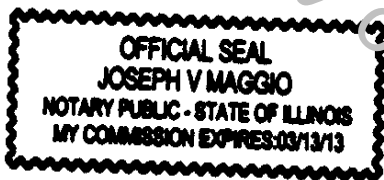
COUNTY OF COOK

UNOFFICIAL COPY

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Patricia L. Artiga, 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 she signed, sealed and delivered the said instrument as her 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 12 day of March, 2013

My commission expires on MARCH 13 2013



IMPRESS SEAL HERE

Signature of Joseph V. Maggio, Notary Public

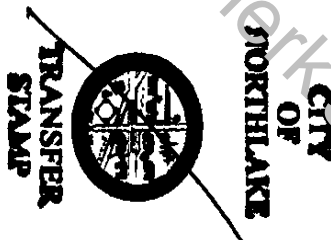
COUNTY-ILLINOIS TRANSFER STAMPS EXEMPT UNDER PROVISIONS OF PARAGRAPH SECTION 4, REAL ESTATE TRANSFER ACT

DATE:

Buyer, Seller, or Representative

NAME AND ADDRESS OF PREPARER:

Joseph V. Maggio, Esq.
Maggio & Pontecore, LLC
1236 W. Northwest Highway
Palatine, Illinois 60067



**This conveyance must contain the name and address of the Grantee for tax billing purposes:(Chap. 55 ILCS 5/3-5 020) and the name and address of the person preparing the instrument:(Chap. 55 ILCS 5/3-5022).

Table with 2 columns: Fee Type and Amount. Rows include COOK (\$17.50), ILLINOIS (\$35.00), and TOTAL (\$52.50).



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**FIDELITY NATIONAL TITLE INSURANCE COMPANY
 COMMITMENT FOR TITLE INSURANCE
 SCHEDULE A (CONTINUED)**

ORDER NO.: 2011 053009701 USC

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:**PARCEL 1:**

UNIT 35-3 IN KING ARTHUR CONDOMINIUM NO. 35, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97031989, AS AMENDED FROM TIME TO TIME, IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 18653754 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 25201126 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

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