

2

UNOFFICIAL COPY

WARRANTY DEED
(Individual to Individual)

THE GRANTOR, WILLIAM KANATAS, of 322 Gatesby, Riverside, Illinois 60546, a married man, for and in consideration of the sum of ten and 00/100 dollars, and other good and valuable consideration in hand paid, conveys and warrants to JAVIER VALDOVINOS, an Illinois Corporation, the following described Real Estate situated in the County of Cook, State of Illinois, to-wit:

See attached Exhibit "A"

Permanent Index Number: 16-29-401-005-0000

Property Address: 2617 S. 59th Court, Cicero, IL 60804



Doc#: 1400254003 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/02/2014 11:00 AM Pg: 1 of 3

PRAIRIE TITLE SERVICES
6821 W. NORTH AVE.
OAK PARK, IL 60302

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois and stating further this is not Homestead Property.

Subject To: General taxes for the year 2013 and subsequent years; covenants; conditions and restrictions of record; public, private and utility easements; building lines, zoning and building ordinances; roads and highways, if any; acts done by or suffered through Grantees, any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an accurate and complete survey of the property and all special governmental taxes or assessments confirmed and unconfirmed.

In Witness Whereof, the Grantor has caused this deed to be signed this 27th day of December, 2013.

William Kanatas
William Kanatas

Real Estate Transfer Tax \$500
 Real Estate Transfer Tax \$25
 Real Estate Transfer Tax \$25

STATE OF ILLINOIS
 DEC. 31. 13
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000000763
REAL ESTATE TRANSFER TAX
0005500
FP 103050

COOK COUNTY
REAL ESTATE TRANSACTION TAX
 DEC. 31. 13
REVENUE STAMP

000000759
REAL ESTATE TRANSFER TAX
0002750
FP 103045

UNOFFICIAL COPY

STATE OF ILLINOIS

) SS

COUNTY OF COOK

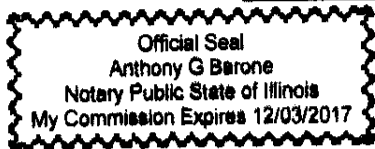
)

I DO HEREBY CERTIFY that WILLIAM KANATAS, personally known to me to be the same person whose name is subscribed above, appeared before me this day in person, and acknowledged that he signed and delivered this instrument as his free and voluntary act and as the free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and notarial seal this 29 day of December, 2013

Anthony G Barone

NOTARY PUBLIC



THIS INSTRUMENT PREPARED BY:

Anthony G. Barone
Barone & Jenkins, P.C.
635 Butterfield Rd., Ste. #145
Oakbrook Terrace, Illinois 60181
630-472-0037

AFTER RECORDING MAIL TO:

Donald A. Hitzel Jr.
1700 Peach Lane
Schaumburg, Illinois 60194-2249

SEND FUTURE TAX BILLS TO:

Javier Valdovinos
1412 S 57th Court
Cicero, Illinois 60804

Property of Cook County Clerk's Office

UNOFFICIAL COPY

"EXHIBIT A"

The North 20 Feet of Lot 20 and the South 10 Feet of Lot 21 in Heron's Resubdivision of Block 3 of Clyde's First Division, being a subdivision of part of the West 1/2 of the Southeast 1/2 of Section 29, Township 39 North, Range 13, East of the third principal meridian, in Cook County, Illinois.

Commonly known as: 2617 S 59th Court, Cicero, IL 60804

Property Index Number 16 29 401 005 0000

Property of Cook County Clerk's Office