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PREPARED BY:

Law Offices of T. Nicholas Tyszka, L.L.C.
401 N. Michigan Ave., Suite 1200
Chicago, IL 60611-4264

MAIL TAX BILL TO:

Ivica Zaher
7208 Park Ave.
Summit, IL 60501

MAIL RECORDED DEED TO:

Law Office of Martha Bozic
6321 N. Avondale Ave., Suite 216
Chicago, IL 60631



Doc#: 1405712081 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/26/2014 02:17 PM Pg: 1 of 3

WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Robert A. Persa, a married man, of the City of Wheaton, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Ivica Zaher, of 8802 W. 25th PL Unit 5, Brookfield, Illinois 60513-2576, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

Lot 4 in Block 1, in Park Acres, being a Subdivision of parts of Blocks 8, 9 and 10 in Chicago Title and Trust Company's Third Addition to Summit, being a Subdivision of the Southeast 1/4 of Section 12, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 18-12-404-022-0000
Property Address: 7208 Park Ave., Summit, IL 60501

Subject to Exhibit A

Subject, however, to the general taxes for the year of 2013 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations. *

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

Dated this 14th day of January Feb, 2014

Robert A. Persa
Robert A. Persa
Julia Persa
Julia Persa

STATE OF Illinois)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Robert A. Persa and Julia Persa, 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 14th day of January, 2014.

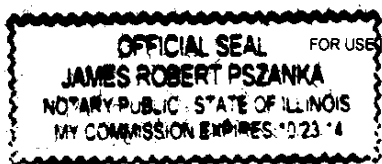
James Robert Pszanka
Notary Public
My commission expires: 10/23/14

REAL ESTATE TRANSFER	02/13/2014
COOK	\$48.25
ILLINOIS:	\$96.50
TOTAL:	\$144.75



18-12-404-022-0000 | 20140101604964 | 5Y06N2

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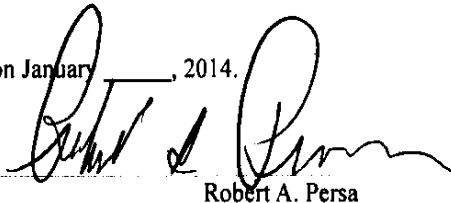


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The warranties herein set forth are continuing warranties, and shall survive the closing.

This instrument is made to induce, and is given in consideration of, the said Grantee's consummation of the purchase of the premises, without further inquiry, investigation, or evidence.

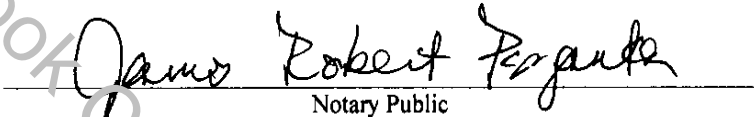
IN WITNESS WHEREOF, Affiant has signed and sealed this affidavit on January _____, 2014.


Robert A. Persa

STATE OF IL.)
COUNTY OF Cook) SS

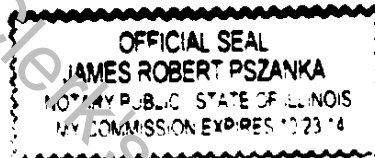
The undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert A. Persa, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 17th day of January Feb 20 14


Notary Public

(SEAL)

My commission expires: 10/23/14



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EXHIBIT A

GRANTEE HEREIN IS PROHIBITED FROM CONVEYING THE PROPERTY DESCRIBED HEREIN FOR ANY SALES PRICE FOR A PERIOD OF 30 DAYS FROM THE DATE OF THIS DEED. AFTER THIS 30 DAY PERIOD, GRANTEE IS FURTHER PROHIBITED FROM CONVEYING THE PROPERTY FOR A SALES PRICE GREATER THAN \$115,800.00 UNTIL 90 DAYS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO THE GRANTEE.

COOK COUNTY
RECORDS OF DEEDS
SCANNED BY _____

Property of Cook County Clerk's Office