

UNOFFICIAL COPY



WARRANTY DEED

ILLINOIS STATUTORY
(INDIVIDUAL to INDIVIDUAL)

ETI-WSA-446206 MLD/DPJ

This Instrument was prepared by:

Joseph D. Palmisano
PALMISANO & MOLTZ
19 S. LaSalle Street
Suite 900
Chicago, Illinois 60603

Doc#: 1416226029 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/11/2014 11:48 AM Pg: 1 of 2

Send Subsequent Tax Bills to:

Jennifer Fontana
2950 Des Plaines Ave
North Riverside, Illinois 60546

Mail to:

Matthew R. Gallagher
1800 W. Berenice
Suite 100
Chicago, Illinois 60613

THE GRANTOR, **Joan D. Wert, an unmarried woman,** of the City of Riverside, County of Cook, State of Illinois for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid CONVEYS and WARRANTS to **Jennifer Fontana, An unmarried woman** of 8600 45th St., Unit 1, Lyons, IL 60534. The following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

LOT 34 IN TRUSTEE'S RESUBDIVISION OF BLOCK 4 IN KIMBARK AND HUBBARD'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 15-26-413-043-0000

Common Address: 2950 Des Plaines Ave., North Riverside, Illinois 60546

"Grantee herein is prohibited from conveying captioned property 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 \$141,600.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the grantee"


SUBJECT TO, IF ANY: Covenants, conditions, easements and restrictions of record; general real estate taxes for the second installment of 2013 and subsequent years.

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Box 334

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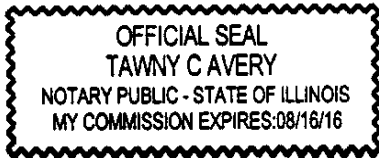
IN WITNESS WHEREOF, said Grantor has caused her name to be signed to these presents this 28 day of May, 2014.

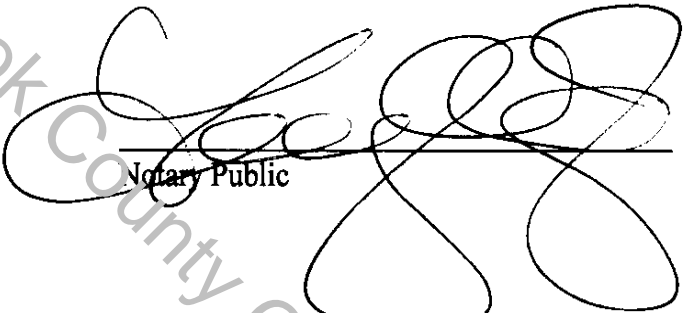

Joan D. Wert



STATE OF Illinois
COUNTY OF Cook

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **Joan D. Wert, an unmarried woman**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 28th day of May, 2014.




Notary Public

REAL ESTATE TRANSFER	06/04/2014
 	COOK \$59.00
	ILLINOIS: \$118.00
	TOTAL: \$177.00

15-26-413-043-0000 | 20140501606863 | FNU0RU