

# UNOFFICIAL COPY

STC 01146-25108 <sup>1/2</sup> *ur*  
**WARRANTY DEED**  
**ILLINOIS STATUTORY**  
**Individual to Individual**



Doc#: 1425219087 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/09/2014 12:18 PM Pg: 1 of 3

THE GRANTOR, Saint Joseph Realty and Development Inc., an Illinois Corporation, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Kenneth Viggiano and Nicole M. Viggiano, husband and wife, not as joint tenants or tenants in common, but as tenants by the entirety all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

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

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.

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): 13-35-408-011-0000  
Address(es) of Real Estate: 3409 W. Cortland, Chicago, Illinois 60647

Dated this 22<sup>nd</sup> day of August, 20 14

*Mitch Gaj*  
By: Mitch Gaj  
Its: President

STEWART TITLE  
800 E. DIEHL ROAD  
SUITE 180  
NAPERVILLE, IL 60563

REAL ESTATE TRANSFER TAX		03-Sep-2014
COUNTY:		275.00
ILLINOIS:		550.00
TOTAL:		825.00
13-35-408-011-0000   20140801623568   1-330-755-712		

REAL ESTATE TRANSFER TAX		27-Aug-2014
CHICAGO:		4,125.00
CTA:		1,650.00
TOTAL:		5,775.00

13-35-408-011-0000 | 20140801623568 | 2-108-020-864

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STATE OF IL, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mitch Gaj, <sup>President of</sup> 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. <sup>\* Saint Joseph Realty & Development Inc</sup>

Given under my hand and official seal, this 22<sup>nd</sup> day of August, 20 14.

Properly Filed at Cook County Clerk's Office



[Signature] (Notary Public)

**Prepared by:**  
Dana C. Siragusa  
Siragusa Law  
2-5 E. Washington Suite 700  
Chicago, Illinois 60602

**Mail to:**  
Angela J. Kopp  
Thomas T. Boundas ASSOC  
428 Joliet Road, Suite 204  
Countryside, IL 60525

**Name and Address of Taxpayer:**  
Kenneth Viggiano and Nicole Viggiano  
3409 W. Cortland St.  
Chicago, IL 60647

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## COMMITMENT FOR TITLE INSURANCE SCHEDULE A

### Exhibit A - Legal Description

LOT 4 IN BLOCK 9 IN SIMON'S SUBDIVISION IN SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office