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This Instrument was prepared by:
CRYSTAL L. KONTNY, ESQ.
Robbins, Salomon & Patt, Ltd.
180 North LaSalle Street, Suite 3300
Chicago, Illinois 60601

Doc#: 1425429079 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/11/2014 12:58 PM Pg: 1 of 2

After recording, please mail to:
JACK BAINBRIDGE ESQ.
1835 Dixie Highway, Suite 202
Flossmoor, Illinois 60422

Mail Subsequent Tax Bills to:
Creative Solutions Realty, Inc.
20341 S. Kedzie Ave.
Olympia Fields, IL
60461

WARRANTY DEED

Statutory (Illinois)

HS3148 V1

THE GRANTOR, **PASCUAL GUTIERREZ**, married to Virginia Vera, of 334 W. 16th Street, Chicago Heights, Illinois 60411 County of Cook, for and in consideration of TEN and no/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid, hereby **CONVEYS and WARRANTS** to **CREATIVE SOLUTIONS REALTY, INC.**, an Illinois corporation, GRANTEE, of 20341 Kedzie Avenue, Olympia Fields, Illinois 60461 the following described Real Estate situated in the COUNTY of COOK, in the STATE of ILLINOIS, to-wit:

LOT 2 IN BLOCK 1 IN WEST 16TH STREET ADDITION, A SUBDIVISION OF THE EAST 689.45 FEET O THE NORTH 382 FEET OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: General taxes not yet due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

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

PROPERTY: 334 W. 16th Street, Chicago Heights, Illinois 60411
PIN: 32-19-416-007-0000

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 \$34,800.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the grantee.

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DATED this 29th day of August, 2014.

Pascual Gutierrez (SEAL)
PASCUAL GUTIERREZ

Virginia Vera (SEAL)
VIRGINA VERA, SOLELY TO WAIVE HOMESTEAD

State of ILLINOIS)

County of Cook)

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that PASCUAL GUTIERREZ and VIRGINA VERA, Husband and Wife, personally known to me to be the same persons whose names are 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.

Given under my hand and official seal this 29th day of August, 2014

Crystal L. Kontny
NOTARY PUBLIC

REAL ESTATE TRANSFER TAX		11-Sep-2014
COUNTY:		14.50
ILLINOIS:		29.00
TOTAL:		43.50

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