

UNOFFICIAL COPY

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Warranty Deed
Statutory (ILLINOIS)
(Individual to Individual)



Doc#: 1427610034 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/03/2014 12:17 PM Pg: 1 of 2

Above Space for Recorder's Use Only

THE GRANTOR, JENNIFER LOMBARDO, divorced and not since re-married, of the Village of River Forest, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to **MARY E. O'BRIEN** and **JOSEPH R. MAKOWSKI** of 39 Thatcher Avenue, River Forest, Illinois 60705 not as Tenants in Common, but as **JOINT TENANTS**, the following described Real Estate situated in the County of **COOK** in the State of Illinois, to wit:

PARCEL 1:

THE NORTH 36 FEET OF THE WEST 51 FEET OF THE EAST 265 FEET (EXCEPT THE SOUTH 50 FEET THEREOF) OF LOT 2 IN BLOCK 1 IN THE SUBDIVISION OF THAT PART OF LOT 1 AND THAT PART OF LOT 2 LYING EAST OF THATCHER ROAD IN OWNERS SUBDIVISION IN NORTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 16847370 AND 16547371.

P.I.N.: 15-01-102-085-0000

c/k/a: 7919 West North Avenue, Unit A, River Forest, Illinois 60305

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**, not in Tenancy in Common but in **JOINT TENANCY** forever.

subject only to: general real estate taxes not 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.

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 thirty day period, Grantee is further prohibited from conveying the property for a sales price greater than \$144,240.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

(SIGNATURE PAGE TO FOLLOW)

S Y
P 2
S N
SC Y
INT 10

BLX 333-CD

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Dated this 18th day of August, 2014

Jennifer Lombardo (SEAL)
JENNIFER LOMBARDO

State of District of Columbia }
County of _____ } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JENNIFER LOMBARDO, divorced and not since re-married, 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 she signed, sealed and delivered the said instrument as her 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 18 day of August, 2014



Pamela Vahle
NOTARY PUBLIC

This instrument was prepared by:
John Mantas, Esq.
SKOUBIS MANTAS LLC
1300 West Higgins Road
Suite 209
Park Ridge, Illinois 60068

VILLAGE OF RIVER FOREST
Real Estate Transfer Tax
Date 9/5/14 Amt Paid \$1,211.00

REAL ESTATE TRANSFER TAX		10-Sep-2014
COUNTY:		60.25
ILLINOIS:		120.50
TOTAL:		180.75

15-01-102-085-0000 | 20140801625909 | 0-807-085-184

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Mary O'Brien →
39 Thatcher
River Forest IL 60305