

# UNOFFICIAL COPY

THE LAW OFFICES OF  
DENKEWALTER & ANGELO



## WARRANTY DEED Statutory (ILLINOIS)

Doc#: 1433801012 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/04/2014 09:48 AM Pg: 1 of 2

THE GRANTORS, **JAMES C. NAWROCKI** and **DARLENE NAWROCKI**, husband and wife, and **ALEXANDER PRENDERGAST** and **SARA E. PRENDERGAST**, husband and wife, residents of the State of Illinois, for and in consideration of **TEN AND NO/100 (\$10.00) DOLLARS**, and for other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to:

**MICHELANGELO SABATINO**, of 201 Main Street, Unit 4I, Houston, Texas 77002, IN FEE SIMPLE, together with the tenements and appurtenances thereunto belonging, to have and to hold the same forever, the following described real estate situated in the County of COOK in the State of Illinois, to wit:

PST 104010 H/L 192 \*\*\* SEE ATTACHED LEGAL DESCRIPTION \*\*\*

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

**SUBJECT TO: Covenants, conditions and easements of record; 2014 and subsequent years Real Estate Taxes**

Permanent Real Estate Index Number(s): **15-25-311-001-0000 and 15-25-311-064-0000**  
Address of Real Estate: **211 SOUTHCOTE, RIVERSIDE, ILLINOIS 60546**

Dated this 3rd day of November 2014. <sup>↑ RD.</sup>

*James C. Nawrocki*  
\_\_\_\_\_  
**JAMES C. NAWROCKI**

*Alexander Prendergast*  
\_\_\_\_\_  
**ALEXANDER PRENDERGAST**

*Darlene J. Nawrocki*  
\_\_\_\_\_  
**DARLENE J. NAWROCKI**

*Sara E. Prendergast*  
\_\_\_\_\_  
**SARA E. PRENDERGAST**

S X  
P 2  
S N  
SC 1  
INT 10



State of Illinois, County of Cook  
I, the undersigned, a Notary Public in said county, state that **James C. Nawrocki, Darlene J. Nawrocki, Alexander Prendergast and Sara E. Prendergast**, are 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 3rd day of November, 2014  
Commission Expires Nov. 19, 2016

*E. Carmen Aguilera*  
\_\_\_\_\_  
Notary Public

This instrument was prepared by Kim R. Denkwalter, 5215 Old Orchard Road, #1010, Skokie, IL 60077

**MAIL TO:**  
MR. RICK DUFFIN  
206 S. JEFFERSON STREET, #100  
CHICAGO, IL 60661

**SEND SUBSEQUENT TAX BILLS TO:**  
MR. MICHELANGELO SABATINO  
211 SOUTHCOTE ROAD  
RIVERSIDE, IL 60546

333-CT

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## LEGAL DESCRIPTION

PARCEL 1: THE WESTERLY 25 FEET OF LOT 8 AND ALL OF LOT 9 IN THE RESUBDIVISION OF LOTS 1283 AND 1299 IN BLOCK 33 IN THIRD DIVISION OF RIVERSIDE IN THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 1284 (EXCEPT THE SOUTH 75 FEET AS MEASURED ON THE WESTERLY AND EASTERLY LINES OF SAID LOT) IN BLOCK 33 IN THIRD DIVISION OF RIVERSIDE IN THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THE EASTERLY 50 FEET OF THE NORTHERLY 25 FEET AND EXCEPT THE WESTERLY 75 FEET OF THE EASTERLY 125 FEET OF THE NORTHERLY 25 FEET THEREOF.

**REAL ESTATE TRANSFER TAX**

17-Nov-2014



<b>COUNTY:</b>	225.00
<b>ILLINOIS:</b>	450.00
<b>TOTAL:</b>	675.00

15-25-311-001-0000 | 20141001641053 | 1-354-457-728