

# UNOFFICIAL COPY



Chicago Title Insurance Company

Warranty DEED  
ILLINOIS STATUTORY



1435104017

Doc#: 1435104017 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/17/2014 08:57 AM Pg: 1 of 2

(1412) 08952004 (271) 201451106 / Schwabeg / emy 1063 / no abs

Property of Cook County Clerk's Office

THE GRANTORS, Ann M. Bailey and James J. Vondrak as wife and husband, of the City of Westchester, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and Warrant to David Perez, a single man (GRANTEE'S ADDRESS) 2941 N. Marmora Ave., Chicago, IL 60634 of the County of Cook, all interest in the following described Real Estate situated in the Cook in the State of Illinois, to wit:

LOT 209 AND THE NORTH 15.00 FEET OF LOT 210; AND

THE EAST 1/2 OF THE VACATED ALLEY, LYING WEST OF AND ADJOINING SAID LOT 209 AND THE NORTH 15.00 FEET OF LOT 210

ALL IN GEORGE F. NIXON AND COMPANY'S WESTCHESTER, A SUBDIVISION (EXCEPT LAND OF CHICAGO, WESTCHESTER AND RAILROAD) OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:**

Covenants, conditions and restrictions of record; building lines and easements; and general real estate taxes for the year 2014 and subsequent years

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

Permanent Real Estate Index Number: 15-21-111-045-0000  
Address of Real Estate: 1412 Balmoral Ave, Westchester, Illinois 60154

Dated this 1st day of December, 2014.

Ann M. Bailey

James J. Vondrak

S Y  
P 2  
S N  
SC Y  
INT AB

REAL ESTATE TRANSFER TAX		08-Dec-2014
	COUNTY:	87.50
	ILLINOIS:	175.00
	TOTAL:	262.50

15-21-111-045-0000 | 20141201649650 | 1-965-689-472

**TRANSFER STAMP**  
Certification of Compliance  
*Village of Westchester, Illinois*

12/4/14

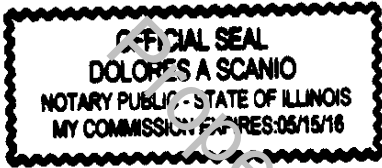
Box 334

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ann M. Bailey and James J. Vondrak, 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 1<sup>st</sup> day of December, 2014.



Dolores A. Scanio (Notary Public)

**Prepared By:** Joan Fenstermaker  
221 N. LaSalle St., Suite 1430  
Chicago, IL 60601

**Mail To:**

Alvarez Escobar LLC  
500 N. Halsted Ave  
Chicago, Illinois 60616

**Name & Address of Taxpayer:**

David Perez  
1412 Balmoral Ave  
Westchester, IL 60154

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