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WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 1500817028 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/08/2015 11:26 AM Pg: 1 of 3

MAIL TO:

ANETA PESCATORE
4800 N. REDWOOD
NORRIDGE IL 60706

SEND SUBSEQUENT BILLS TO:

THE GRANTOR(S) **Artur Kozusko**, a single man of 4061 Wagner Avenue, Schiller Park, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **Aneta Pescatore, married to Carmine Pescatore**, of 4800 N. Redwood Drive, Norridge, County of Cook, State of Illinois, 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 taxes for 2014 and subsequent years and (a) general real estate tax not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

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 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$258,000.00 of the short sale price until 90 days from the date of the deed. These restrictions shall run with the land and are not personal to the Grantee.

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): 12-16-414-049-0000
Address of Real Estate: 4061 Wagner Avenue, Schiller Park, Illinois 60176

Dated this 24 day of December, 2014

Artur Kozusko

REAL ESTATE TRANSFER TAX		31-Dec-2014
COUNTY:		107.50
ILLINOIS:		215.00
TOTAL:		322.50



12-16-414-049-0000 | 20141201654564 | 1-088-830-080

S Y
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STATE OF IL, COUNTY OF Cook ss.

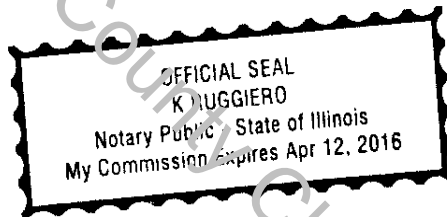
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Artur Kozuszko, a single man** are personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that 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 24 day of December 2014.

H. Ruggiero (Notary Public)

Prepared by:

Alicja M. Sroka
Alicja M. Sroka & Associates, P.C
Attorney at Law
114 Higgins Rd
Park Ridge, Illinois 60068



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EXHIBIT A

Commitment Number: F-1488-AMS

LOTS 1 AND 2 IN BLOCK 4 IN SCHILLER PARK, A SUBDIVISION IN SECTION 15 AND 16, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

12-16-414-040-0000
4061 WAGNER AVE, SCHILLER PARK, IL 60176

Commitment
Exhibit A

National Title Center, Inc.
7443 W Irving Park Rd #1E
Chicago, IL 60634
A Policy Issuing Agent for
FIRST AMERICAN TITLE INSURANCE COMPANY

(F-1488-AMS PFD/F-1488-AMS/22)