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FIRST AMERICAN TITLE
ORDER NUMBER 2595283

Doc#: 1506401075 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/05/2015 11:50 AM Pg: 1 of 3

PREPARED BY:
Austin Jarrett Ltd
411 E. Business Center Drive Suite 112
Mount Prospect, IL 60056

MAIL FUTURE TAX BILLS TO:
JOE LETTIERE
10830 S. SPRINGFIELD
CHICAGO, IL 60655

MAIL RECORDED DEED TO:
JOE LETTIERE
10830 S. SPRINGFIELD
CHICAGO, IL 60655

WARRANTY DEED Statutory (Illinois)

FIRST AMERICAN TITLE
ORDER # 2595283

The Grantor(s), NANCY PRUCHNICKI, a widow, of the City of Chicago, County of Cook, State of Illinois for and in consideration of ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, conveys and warrants to Grantee(s), JOSEPH LETTIERE, married man, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED

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 INDEX NUMBER: 24-14-324-028-0000
ADDRESS OF REAL ESTATE: 10830 Springfield Avenue, Chicago, Illinois 60655

§.

GRANTOR, does hereby covenant and represent that grantor has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that the said premises, against all persons lawfully claiming, or to claim the same, by through, or under grantor, grantor WILL WARRANT AND DEFEND; subject to: General real estate taxes not due and payable at the time of Closing, covenants, conditions and restrictions of record; 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 February 27, 2015. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$190,800.00 (120% of short sale price) until 90 days from February 27, 2015. These restrictions shall run with the land and are not personal to the Grantee.

| REAL ESTATE TRANSFER TAX | 03-Mar-2015 |
|--------------------------|-------------|
| CHICAGO: | 1,192.50 |
| CTA: | 477.00 |
| TOTAL: | 1,669.50 |

24-14-324-028-0000 | 20150201661036 | 0-189-579-648

| REAL ESTATE TRANSFER TAX | 03-Mar-2015 |
|--------------------------|-------------|
| COUNTY: | 79.50 |
| ILLINOIS: | 159.00 |
| TOTAL: | 238.50 |

24-14-324-028-0000 | 20150201661036 | 1-745-125-760

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Warranty Deed-Continued

Dated this 18th day of February, 2015.

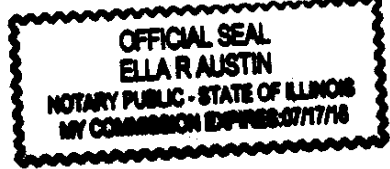
By Nancy Pruchnicki
Nancy Pruchnicki

STATE OF Illinois)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that NANCY PRUCHNICKI, 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 (s)he/they signed, sealed and delivered the said instrument as his/her/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 15th day of February, 2015.
My Commission expires 7/17/16

Ellen R. Austin
Notary Public



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Legal Description

LOT 42 IN RIDGE GARDENS SUBDIVISION, BEING A RESUBDIVISION OF LOTS 3, 4, 5, 6 AND LOT 7 (EXCEPT THE EAST 165 FEET THEREOF) IN MCCLURE'S SUBDIVISION OF THE NORTH 70 RODS OF THE WEST HALF OF THE SOUTH WEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin: 24-14-324-028-0000

Property of Cook County Clerk's Office