

# UNOFFICIAL COPY

**WARRANTY DEED**  
GREATER NEARSHULTIAN TITLE, LLC  
2340 S. ARLINGTON HTS. RD., SUITE 203  
ARLINGTON HEIGHTS, IL 60005  
FILE # 14-13105



Doc#: 1508249000 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/23/2015 11:48 AM Pg: 1 of 3

## THE GRANTOR

(The space above for Recorder's use only)

Veronica Recendiz, a widow as surviving spouse and heir of Iban Hernandez deceased as to her one half interest and Veronica Recendiz, as mother and <sup>CUSTODIAN</sup> guardian of Jayden Ivan Hernandez and Jared Ivan Hernandez only children and heirs of Iban Hernandez deceased as to their one half interest of the City of Broadview, County of Cook, State of IL, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Yahira F. Moya in the following described Real Estate situated in Cook County, Illinois, commonly known as 2501 S. 17th Ave., Broadview, IL 60155, legally described as:

## SEE ATTACHED LEGAL

SUBJECT TO: 2014 Real Estate Taxes,

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

Permanent Index Number (PIN): 15-22-224-001-0000 and 15-22-224-002-0000  
Address(es) of Real Estate: 2501 S. 17th Ave., Broadview, IL 60155

Dated this 12th day of March ~~16th day of February~~, 2015

x Veronica Recendiz (SEAL)  
Veronica Recendiz, individually

Veronica Recendiz (SEAL)  
Veronica Recendiz, mother and guardian

REAL ESTATE TRANSFER TAX		19-Mar-2015
	COUNTY:	33.75
	ILLINOIS:	67.50
	TOTAL:	101.25

15-22-224-001-0000 | 20150201666236 | 0-246-942-080

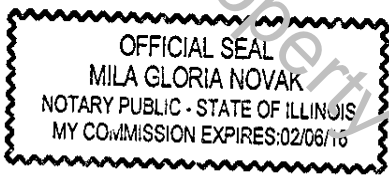
**TRANSFER STAMP**  
CERTIFICATION OF COMPLIANCE  
*Village of Broadview*  
3/12/2015

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STATE OF ILLINOIS)  
  )ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Veronica Recendiz personally known to me to be the same person whose name subscribed in 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 12<sup>th</sup> day of March, 2015



Mila Gloria Novak  
NOTARY PUBLIC

Commission expires 02-06-16

This instrument was prepared by: Mila Gloria Novak, Attorney At Law, 2300 W. Lake St., Melrose Park, IL 60160

MAIL TO:  
Yahaira  
Yahaira F. Moya  
2501 S. 17th Ave.  
Broadview, IL 60155

SEND SUBSEQUENT TAX BILLS TO:  
Yahaira  
Yahaira F. Moya  
2501 S. 17th Ave.  
Broadview, IL 60155

OR

Recorder's Office Box No. \_\_\_\_\_

Property of Cook County Clerk's Office

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File Number: 14-1365

## EXHIBIT "A"

### LEGAL DESCRIPTION

#### PARCEL 1:

LOTS 37 AND 38 IN EM LU DEL SUBDIVISION OF LOTS 173, 174, 175 AND 176 IN BROADVIEW, A SUBDIVISION OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 (EXCEPT RAILROAD) ALSO THE NORTH 327.36 FEET OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF LYING NORTH EAST OF RAILROAD, ALL IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE WEST 1/2 OF THE VACATED ALLEY LYING EAST AND ADJOINING LOTS 37 AND 38 IN EM LU DEL SUBDIVISION OF LOTS 173, 174, 175 AND 176 IN BROADVIEW, A SUBDIVISION OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 (EXCEPT RAILROAD); ALSO THE NORTH 327.36 FEET OF THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 LYING NORTHEAST OF RAILROAD, ALL IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

15-22-224-002-0000, 15-22-224-001-0000