

**PRISM TITLE**  
 1011 E. Touhy Ave, # 350  
 Des Plaines, IL 60018

**UNOFFICIAL COPY**

**WARRANTY DEED**



Doc#: 1520950043 Fee: \$42.00  
 RHSP Fee: \$9.00 RPRF Fee: \$1.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 07/28/2015 08:47 AM Pg: 1 of 3

*1428505 141*

The Grantor, Adam Fernandez, never married, of the City of Cape Coral, County of Lee, State of Florida, for the consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to:

Larry Burgan and Nancy Burgan as Grantees, of the City of Chicago, County of Cook, State of Illinois, not as tenants in common, not as joint tenants, but as tenants by the entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

[See attached legal description]

Permanent Real Estate Index Number: 31-35-414-015-0000  
 Common Address: 237 Miami Street, Park Forest, IL 60466

**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, so long as they do not interfere with the current use and enjoyment of the Real Estate.

And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

DATED this 6 day of MAY, 2015.

By: [Signature]  
 Adam Fernandez

State of Florida )  
 ) ss.  
 County of Lee )

The undersigned, a notary public in and for the above county and state, certifies that Adam Fernandez known to me to be the same person whose names is subscribed as Grantor to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as her free and voluntary act, for the uses and purposes set forth therein.

Given under my hand and official seal, this 6 day of May, 2015.

[SEAL]  
**Kayla Kaufman**  
 COMMISSION # FF137809  
 EXPIRES: July 1, 2018  
 DESPAREDD@NOTARY.COM  
 Mark J. Kmiecik, J.D.  
 7922 S. Pulaski, Suite 101  
 Chicago, IL 60652

[Signature]  
 NOTARY PUBLIC

**MAIL DEED TO:**  
 Attorney Miller  
 23 N. Lincoln Street  
 Hinsdale, IL 60521

**SEND TAX BILL TO:**  
 Larry and Nancy Burgan  
 237 Miami Street  
 Park Forest, IL 60466

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## EXHIBIT A

Commitment Number: 14128505

LOT 15 IN BLOCK 63 IN VILLAGE OF PARK FOREST AREA NO. 5, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 35 AND THE WEST HALF OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AUGUST 3, 1951, AS DOCUMENT 15139014, IN THE VILLAGE OF PARK FOREST, COOK COUNTY, ILLINOIS

Permanent Index Number: 31-35-414-015-0000

Property Address: 237 MIAMI STREET, PARK FOREST, IL 60466

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 \$28,800.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

MARK J. KMIECIK, P.C.  
7922 S. PULASKI ROAD, SUITE 101  
CHICAGO, IL 60652  
A Policy Issuing Agent for  
Stewart Title Insurance Company

Commitment  
Exhibit A

(14128505.PFD/14128505/17)

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**REAL ESTATE TRANSFER TAX**

14-Jul-2015



<b>COUNTY:</b>	<b>12.00</b>
<b>ILLINOIS:</b>	<b>24.00</b>
<b>TOTAL:</b>	<b>36.00</b>

31-35-414-015-0000 | 20150701606119 | 1-763-152-768

Property of Cook County Clerk's Office