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Warranty DEED ILLINOIS STATUTORY



Doc#: 1521013068 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/29/2015 02:02 PM Pg: 1 of 2

MAIL TO:
Jose A. Villagrana, Atty at Law
273 Morgan Valley Dr.
Oswego, IL 60543

NAME & ADDRESS OF
TAXPAYER:
Festival Properties, LLC,
2800 N. Lake Shore Dr., Unit 810,
Chicago, IL 606057

THE GRANTOR(S) Karla Houston, a divorced person, of the following address: 5050 S. Lake Shore Dr., #2509, Chicago, IL, for and in consideration of \$8,000.00 DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to **Festival Properties, LLC**, an Illinois Limited Liability Company, (GRANTEE'S ADDRESS) **2800 N. Lake Shore Dr., Unit 810, Chicago, IL 606057**, 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:

UNIT NUMBER 1 (INCLUDING SPACE NUMBER 1 OF THE DETACHED GARAGE) IN THE 4354 SOUTH GREENWOOD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
THE SOUTH 24 1/2 FEET OF LOT 13 IN BLOCK 1 IN ABEL'S SUBDIVISION OF THE SOUTH 412.5 OF LOT 2 IN THE SUBDIVISION BY EXECUTORS OF E.K. HUBBARD OF THE EAST 1/2 OF THE SOUTHWEST 1/2 OF THE SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 20, 2006 AS DOCUMENT NUMBER 0602034021 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. And, Subject to Mortgage dated June 27, 2007 and recorded July 12, 2007 as Document No. 0719335011 made by Karla Houston, single and Betty Houston, single to Countrywide Home Loans Inc dba America's Wholesale Lender to secure an indebtedness in the amount of \$231,200.00. Assigned to The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWABS Inc., asset backed certificates, Series 2007-12 by instrument recorded as Document No. 1115308167.

Permanent Real Estate Index Number(s): 20-02-303-053-1001
Address: 4354 S. Greenwood Av., #1, Chicago, IL 60653

Dated this 2nd day of July, 2015.

Karla Houston



REC'D REVIEWER

REAL ESTATE TRANSFER TAX	29-Jul-2015
CHICAGO:	60.00
CTA:	24.00
TOTAL:	84.00

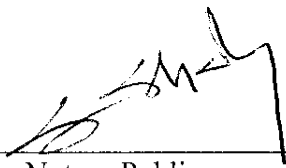
REAL ESTATE TRANSFER TAX	29-Jul-2015
COUNTY:	4.00
ILLINOIS:	8.00
TOTAL:	12.00

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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, CERTIFY THAT **Karla Houston**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as a 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 notarial seal, this 2 day of July, 2015.

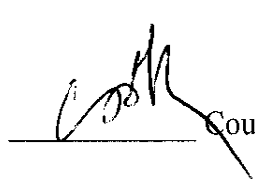


Notary Public

My commission expires on 11-16-2015.

"OFFICIAL SEAL"
S. SHAH
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/16/2015

IMPRESS SEAL HERE



County - ILLINOIS TRANSFER STAMP

*If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

Prepared by:
Jose A. Villagrana, Atty at Law
273 Morgan Valley Dr.
Oswego, IL 60543

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 31-45, OF THE ILLINOIS REAL
ESTATE TRANSFER ACT

Date _____ Signature of Buyer, Seller or Representative _____

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55ILCS 5/3-5022).

TO

FROM

WARRANTY DEED
ILLINOIS STATUTORY