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PREPARED BY:
Gary S. Lundeen
806 Nerge Road
Roselle, IL 60172

Doc#: 1523126077 **Fee:** \$40.00
RHSP Fee: \$9.00 **RPRF Fee:** \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/19/2015 02:45 PM **Pg:** 1 of 2

MAIL TAX BILL TO:
Ryan Hurt and Stefanie Panno
858 Beacon Dr.
Schaumburg, IL 60193

MAIL RECORDED DEED TO:
James Diamond, Esq.
250 W. St. Charles Rd.
Villa Park, IL 60181

150168262843

1/2 JOINT TENANCY WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Theodore R. Viti and Debra L. Viti, Husband and Wife, of 6010 Canterbury, Hoffman Estates, IL 60169, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Ryan Hurt and Stefanie Panno, of 720 N 8th Ave., Addison, Illinois 60101, not as Tenants in Common but as Joint Tenants, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

Lot 55 in Spring Cove Subdivision being a subdivision in the South East 1/4 of Section 28, Township 41 North, Range 10 East of the Third Principal Meridian in Cook County, Illinois.

Permanent Index Number(s): 07-28-401-060-0000
Property Address: 858 Beacon Dr., Schaumburg, IL 60193

Subject, however, to the general taxes for the year of ²⁰¹⁵ ~~2014~~ and thereafter, and all covenants, restrictions, ^{conditions} ~~and conditions~~ of record, applicable zoning laws, ordinances, and other governmental regulations, and building lines and ~~and~~ easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate. 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 not in TENANCY IN COMMON but in JOINT TENANCY forever.

Dated this 30th day of July, 2015

Theodore R. Viti
Theodore R. Viti

Debra L. Viti
Debra L. Viti

VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
27323 \$408.00

S Y
P 2
S N
SC Y
INT Y

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Rd., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

REAL ESTATE TRANSFER TAX		12-Aug-2015
	COUNTY:	204.00
	ILLINOIS:	408.00
	TOTAL:	612.00

07-28-401-060-0000 | 20150801614976 | 1-220-003-712

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STATE OF IL)
COUNTY OF Cook) SS.

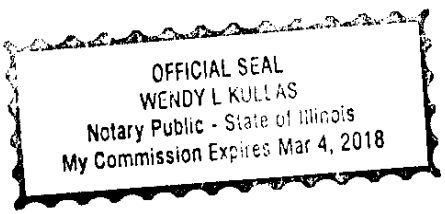
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Theodore R. Viti and Debra L. Viti, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/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 notarial seal, this 30th day of July 2015

Wendy L. Kullas
Notary Public

My commission expires: 3/4/18

Exempt under the provisions of paragraph _____



Property of Cook County Clerk's Office