

# UNOFFICIAL COPY



Doc#: 1527822106 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/05/2015 03:11 PM Pg: 1 of 3

File No. 701824

Affidavit and  
Warranty Deed

Dated: October 1, 2015

Prepared by:  
Patti Crowe  
Citywide Title Corporation  
850 W Jackson Blvd. Suite 320  
Chicago, IL 60607

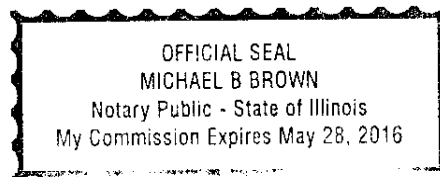
Patti Crowe with Citywide Title Corporation states that the attached is a copy of the Warranty Deed executed by Lamberto C. Fragozo, a married person, (grantor) and Roberta Loughlin (grantee) which was inadvertently lost while in the possession of Citywide Title Corporation and/or the Recorder of Deeds and this copy is being recorded in order to place of public record evidence of the Warranty Deed for the real estate described herein.

Legal Description:

The South 200 feet of Lot 20 in Block 3 in Robertson and Young's Wolf Road Highland, a Subdivision of part of the Northeast 1/4 of Section 7, Township 29 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Patti Crowe

(State of Illinois)  
(County of Cook)



Given under my hand and official seal, this 1st day of October, 2015.

  
Notary Public *Michael B. Brown*

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**PREPARED BY:**  
THE FRY GROUP, LLC  
18W140 Butterfield Rd. Ste. 1100  
Oak Brook Terrace, IL 60523

**MAIL TO:**  
Debra Yale  
1107 Donegal Lane  
Northbrook, IL 60062

**NAME & ADDRESS OF GRANTEE:**  
Roberta Loughlin  
5706 West Hawthorne Avenue  
Berkeley, IL 60163

## WARRANTY DEED ILLINOIS STATUTORY

THIS INDENTURE WITNESSETH, That the Grantor, Lamberto C. Fragozo, a married person of Berkeley, IL for and in consideration of Ten and no/hundredths (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Roberta Loughlin of Grass Valley, CA the following described real estate in the County of Cook and State of Illinois, to-wit:

**LEGAL DESCRIPTION:**

THE SOUTH 200 FEET OF LOT 20 IN BLOCK 3 IN ROBERTSON AND YOUNG'S WOLF ROAD HIGHLAND, A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN.

Property Address: 5706 West Hawthorne Avenue, Berkeley, IL 60163

VILLAGE OF BERKELEY  
ALL FEES PAID  
CERTIFICATE OF COMPLIANCE

PIN: 15-07-214-081-0000

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.

This is not homestead property as to the spouse of the Grantor.

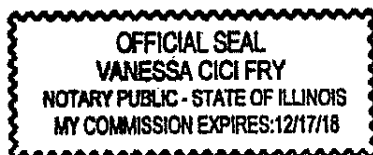
Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of short sale closing. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$ (120% of short sale price) until 90 days from the date of short sale closing. These restrictions shall run with the land and are not personal to the Grantee.

*Lamberto C. Fragozo*  
Lamberto C. Fragozo

STATE OF Illinois,  
COUNTY OF DuPage ss

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lamberto C. Fragozo, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 1<sup>ST</sup> day of July, 2015.



*Vanessa Cici Fry*  
Notary Public

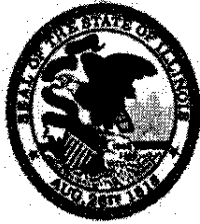
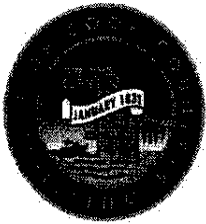
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Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

05-Oct-2015



<b>COUNTY:</b>	76.00
<b>ILLINOIS:</b>	152.00
<b>TOTAL:</b>	228.00

15-07-214-081-0000 | 20151001632617 | 1-148-485-504