

# UNOFFICIAL COPY



Mail to:  
John W. Sereda, Jr., Esq.  
3838 W. 111<sup>th</sup> St., Suite 102  
Chicago, IL 60655

Doc#: 1532347001 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/19/2015 08:45 AM Pg: 1 of 2

Send Subsequent Tax Bills To:  
Christopher Leake  
626 Burns Avenue  
Flossmoor, IL 60422

## WARRANTY DEED

THE GRANTORS ANGEL ARROYO, JR. & KELLIE JANE ARROYO, Husband & Wife, as Joint Tenants, of 9330 N. 96<sup>th</sup> Place, Scottsdale, State of Arizona, for and in consideration of Ten and no/100 (10.00) Dollars, and for other good and valuable consideration in hand paid, do hereby CONVEY and WARRANT to CHRISTOPHER LEAKE, Married to Aisha Leake, of 15 S. Homan Avenue, Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**LOT 11 IN BLOCK 2 IN BRAEMER, BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 1 AND PART OF THE WEST ½ OF LOT 1 IN THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

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 GRANTORS)

Subject to: Conditions, restrictions, covenants and easements of record, easement for public utilities, if any; zoning and building laws and ordinances; and general real estate taxes for the year 2014 and subsequent years.

P.I.N.: 31-01-401-021-0000

Address(es) of Real Estate: 626 Burns Avenue, Flossmoor, Illinois 60422

DATED this 12 day of November, 2015

ANGEL ARROYO, JR.

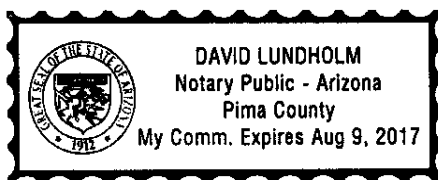
KELLIE JANE ARROYO

State of \_\_\_\_\_ I, the undersigned, a Notary Public, DO HEREBY CERTIFY that ANGEL, JR. & KELLIE  
County of \_\_\_\_\_ JANE ARROYO, personally known to me to be the same persons whose names are subscribed to  
the foregoing instrument, appeared before me this day in person, and acknowledge that they signed, sealed and delivered the  
said instrument as 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 official seal, this 12 day of November, 2015.

Notary Public

This instrument was prepared by: Thomas W. Toolis, Esq., Frankfort Law Group  
10075 W. Lincoln Hwy., Frankfort, IL 60462 (708)349-9333

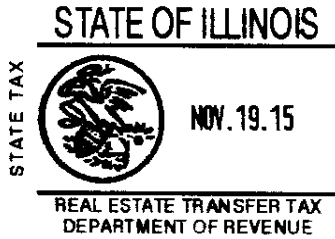


# UNOFFICIAL COPY

DATED this 12 day of November, 2015

Angel Arroyo Jr.  
ANGEL ARROYO, JR.

Kellie Jane Arroyo  
KELLIE JANE ARROYO

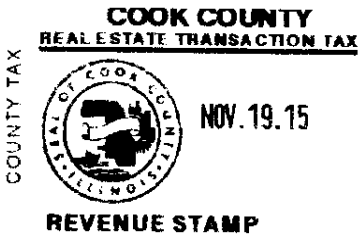


REAL ESTATE TRANSFER TAX
002 14.00
# 0000002628 FP 103044

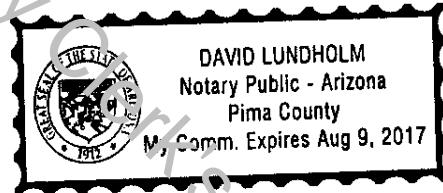
State of AZ County of Pima I, the undersigned, a Notary Public, DO HEREBY CERTIFY that ANGEL, JR. & KELLIE JANE ARROYO, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that they signed, sealed and delivered the said instrument as 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 official seal, this 12 day of November, 2015.

David Lundholm  
Notary Public



REAL ESTATE TRANSFER TAX
00107.00
# 0000002628 FP 103039



This instrument was prepared by:

Thomas W. Toolis, Esq., Frankfort Law Group  
10075 W. Lincoln Hwy., Frankfort, IL 60462 (708)349-9333