

UNOFFICIAL COPY

Warranty Deed

JOINT TENANCY

(Corporation to Individual)

5215634070

FIDELITY NATIONAL TITLE

Doc#: 1535156291 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/17/2015 11:01 AM Pg: 1 of 2

Dec ID 20151101648096
ST/CO Stamp 0-115-311-680 ST Tax \$257.50 CO Tax \$128.75

THE GRANTOR, Homes by Pinnacle, Inc., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, of 22235 N. Pepper Road, Suite 212, Lake Barrington, IL 60010, By: **Don Ciaglia, President and Ruth Ciaglia as Secretary**, for and in consideration of the sum of (\$10.00) TEN DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation **CONVEYS and WARRANTS** to **Dominic Grimaudo and Jennifer Grimaudo**, of 1709 W. Myrtle Drive, Mount Prospect, IL 60056 as **HUSBAND AND WIFE**, not as tenants in common but as **JOINT TENANTS** in the real estate commonly known the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 2 IN 1ST UNITED METHODIST CHURCH SUBDIVISION, OF PART OF THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): **03-28-301-014-0000**

Address(es) of Real Estate: **407 N. GIBBONS AVE., ARLINGTON HEIGHTS, IL 60004**

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.

Grantees shall have and hold said premises not as tenants in common but as **JOINT TENANTS** forever.

In Witness Whereof, said Grantor has caused its company seal to be hereto affixed, and has caused its name to be signed to these presents by its President and attested by its Secretary, this

4th day of December, 2015.

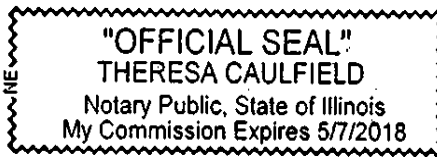
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Homes by Pinnacle, Inc.

By [Signature]
Don Ciaglia, President

By [Signature]
Ruth Ciaglia, Secretary

State of ILLINOIS)
) SS
County of KANE)



I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that **Don Ciaglia**, personally known to me to be the President and **Ruth Ciaglia** as Secretary of **Homes by Pinnacle, Inc.**, 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 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 4th day of December, 2015.

Commission expires 5.7.2018

[Signature]
NOTARY PUBLIC



This instrument was prepared by: Laurence M. Cohen, P.C. Attorney at Law, 1033 W. Golf Road, Hoffman Estates, IL 60169

MAIL TO:

The Law Offices of Galanopoulos
and Galgan
340 W. Butterfield Rd.
Elmhurst, IL 60126
Attn: Robert Galgan, Attorney at Law

SEND SUBSEQUENT TAX BILLS TO:

Domiaic and Jennifer Grimaudo
1709 W. Myrtle Dr.
Mount Prospect, IL 60056

REAL ESTATE TRANSFER TAX		04-Dec-2015
	COUNTY:	128.75
	ILLINOIS:	257.50
	TOTAL:	386.25