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UNOFFICIAL COPY

Doc#: 1601449002 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/14/2016 08:44 AM Pg: 1 of 2

Dec ID 20160101659534
ST/CO Stamp 1-615-060-032 ST Tax \$85.00 CO Tax \$42.50

WARRANTY DEED

For Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor(s)

PATRISE M. PERROZZI, an unmarried person of Berwyn, Illinois, hereby releasing any rights under the Illinois Homestead exemption laws, conveyances and warrants to Grantee:

JOSE A. GARCIA, MARRIED MAN of Berwyn, Illinois, all interest in fee simple in the following real estate situated in the County of Cook, in the State of Illinois, to wit:

Legal Description: "SEE ATTACHED LEGAL DESCRIPTION"

P.I.N.: 16-30-413-009

Address: 6518 W. 28th Street Berwyn, Illinois 60402

Subject to: Covenants, conditions and restrictions of record; private, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; **general real estate taxes for the years 2016 and subsequent years.**

GRANTEE HEREIN IS PROHIBITED FROM CONVEYING THIS PROPERTY FOR ANY SALES PRICE FOR A PERIOD OF 30 DAYS FROM THE DATE OF THIS DEED. AFTER THIS 30 DAY PERIOD, GRANTEE IS FURTHER PROHIBITED FROM CONVEYING THE PROPERTY FOR A SALES PRICE GREATER THAN \$102,000.00 (120% OF SHORTSALE SALE PRICE) DURING A PERIOD OF TIME FROM 31 DAYS TO 90 DAYS FROM THE DATE OF THIS DEED.

Dated this 12th th day of JANUARY, 2016.

PATRISE M. PERROZZI

STEWART TITLE
830 E. DIEHL ROAD
SUITE 180
NAPEEVILLE, IL 60563

I, the undersigned, a Notary Public licensed in Cook County, Illinois, certify that **PATRISE M. PERROZZI, UNMARRIED** in person and personally known to me to be the same person(s) who subscribed the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 12 th day of JANUARY, 2016.

Notary Public

This instrument prepared by S. Steven Proutsos 1 Transam Plaza Dr., # 440 Oakbrook Terrace, Ill. 60181

AFTER RECORDING MAIL TO & SEND SUBSEQUENT TAX BILLS TO:

JOSE A. GARCIA 6518 W. 28TH STREET Berwyn, Illinois 60402



THE CITY OF REAL ESTATE
BERWYN, IL TRANSFER TAX
\$50.00
COLLECTOR'S OFFICE

1-12-2016



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AJTA Commitment (6/17/06)

COMMITMENT FOR TITLE INSURANCE SCHEDULE A

Exhibit A - Legal Description

The West 30 feet of the East 1/2 of Lot 44 in Herbert N. Rose's Subdivision of the East 1/2 of the Southeast 1/4 of Section 30, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

REAL ESTATE TRANSFER TAX		13-Jan-2016	
		COUNTY:	42.50
		ILLINOIS:	85.00
		TOTAL:	127.50
16-30-413-009-0000 20160101659534 1-615-060-032			

Property of Cook County Clerk's Office