

# UNOFFICIAL COPY

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## GIT WARRANTY DEED

Doc#: 1613156031 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/10/2016 09:10 AM Pg: 1 of 2

Dec ID 20160501600899  
ST/CO Stamp 0-340-232-512 ST Tax \$850.00 CO Tax \$425.00  
City Stamp 0-768-067-904 City Tax: \$8,925.00

### THE GRANTOR

VICTOR J. GRANDINETTI, married to Immacolatina Grandinetti, of the City of Park Ridge, County of Cook, and State of Illinois, for and in consideration of Ten and 00/100s (\$10.00) Dollars, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to

The above space is for the Recorder's use only

PHOENIX BUILDERS GROUP, LLC,  
an Illinois limited liability company  
63 Kendall Road, Elk Grove Village, Illinois 60007

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

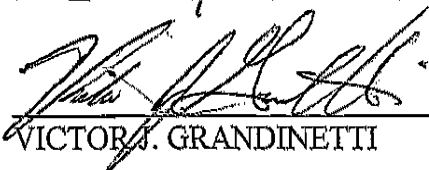
LOT 14 IN BLOCK 2 IN MCCONNELL BROTHERS SUBDIVISION OF THE EAST 1/2 OF BLOCK 7 OF CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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. SUBJECT TO: covenants, conditions, and restrictions of record; roads and highways, public and utility easements; existing leases and tenancies; general real estate taxes not due and payable at the time of Closing; and acts done or suffered by Grantee.

Permanent Index Number: 14-29-228-036-0000  
Address of Property: 1020 West Diversey Parkway, Chicago, Illinois 60614

**This is not homestead property as to Victor J. Grandinetti or Immacolatina Grandinetti, his wife.**

DATED this 6<sup>th</sup> day of MAY, 2016

  
\_\_\_\_\_  
VICTOR J. GRANDINETTI (Seal)

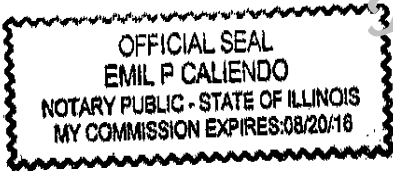
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State of Illinois, County of Cook SS.

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that VICTOR J. GRANDINETTI, married to Immacolatina Grandinetti, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the rights of homestead.

Given under my hand and official seal, this 6<sup>th</sup> day of MAY, 2016.

Impress Seal Here



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

REAL ESTATE TRANSFER TAX		09-May-2016
	CHICAGO:	6,375.00
	CTA:	2,550.00
	TOTAL:	8,925.00 *

14-20-228-036-0000 | 20160501600899 | 0-768-067-904  
\* Total does not include any applicable penalty or interest due.

This instrument prepared by:  
EMIL CALIENDO,  
Three First National Plaza  
70 West Madison Street, Suite 2222  
Chicago, Illinois 60602

REAL ESTATE TRANSFER TAX		09-May-2016
	COUNTY:	425.00
	ILLINOIS:	850.00
	TOTAL:	1,275.00

14-29-228-036-0000 | 20160501600899 | 0-340-232-512

**MAIL TO:**  
Daniel G. Lauer, Esq.  
1424 West Division Street  
Chicago, IL 60642-3360

**SEND SUBSEQUENT TAX BILLS TO:**  
PHOENIX BUILDERS GROUP, LLC  
63 Kendall Road  
Elk Grove Village, Illinois 60007