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16205416
WARRANTY DEED



Doc#: 1621046014 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/28/2016 09:50 AM Pg: 1 of 4

THE GRANTOR(S)

(The space above for Recorder's use only)

Venancio Fuerte, married to Bercilisa Fuerte and Adelio Corcuera, married to Teresita Corcuera of the Village of Midlothian, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to Eric Bostrom and Teddi Bostrom not in Tenancy in Common, but in **JOINT TENANCY** in the following described Real Estate situated in Cook County, Illinois, commonly known as 14827 Kilpatrick Avenue, Midlothian, IL 60445, legally described as:

SEE ATTACHED

SUBJECT TO: General real estate taxes for 2015 and subsequent years.

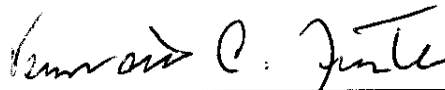

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises, not in Tenancy in Common but in **JOINT TENANCY** forever.

**This is not homestead property to Venancio Fuerte, Adelio Corcuera, Bercilisa Fuerte, Teresita Corcuera.

Permanent Index Number (PIN): 28-10-300-087-0000

Address(es) of Real Estate: 14827 Kilpatrick Avenue, Midlothian, IL 60445

Dated this 15th day of July, 2016

 (SEAL)  (SEAL)
Venancio Fuerte Adelio Corcuera



**VILLAGE OF
MIDLOTHIAN**
Real Estate Payment Stamp

3150

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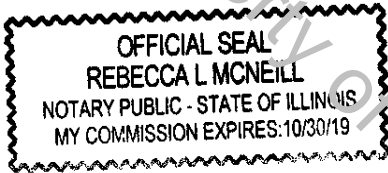
STATE OF ILLINOIS)

)ss.

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Venancio Fuerte and Adelio Corcuera personally known to me to be the same persons whose names are subscribed in 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, including the release and waiver of the right of homestead.

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



Rebecca L. McNeill
NOTARY PUBLIC

Commission expires _____

This instrument was prepared by: John N. Farrell Attorney at Law, 10610 S. Cicero Avenue, Oak Lawn, IL 60453

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Schussler & Kutsulis LTD
9631 W. 153rd St. #35
Orland Park IL 60462

Eric Bostrom and Teddi Bostrom
~~14827 Kilpatrick Avenue~~
~~Midlothian, IL 60445~~
12455 S. Mirvina Ave
Palos Heights, IL 60463

REAL ESTATE TRANSFER TAX		20-Jul-2016
	COUNTY:	120.00
	ILLINOIS:	240.00
	TOTAL:	360.00
28-10-300-087-0000 20160701633242 1-458-961-728		

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LEGAL DESCRIPTION

PARCEL 1: LOT 28 IN FOUREST WALK SUBDIVISION, A RESUBDIVISION OF BLOCKS 3 AND 16 IN ARTHUR T. MCINTOSH'S ADDITION TO MIDLOTHIAN FARMS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF SAID SOUTHEAST 1/4 OF SECTION 9, THE WEST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 33/80 OF THE EAST 1/2 OF SAID SOUTHWEST 1/4 OF SECTION 10 (EXCEPT THE WEST 33.0 FEET THEREOF TAKEN FOR PUBLIC STREET), ALL IN TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENT FOR THE BENEFIT OF LOT 26 AFORESAID AS SET FORTH ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 23921655 AND CREATED BY DEED FROM CONCORDIA FEDERAL BANK FOR SAVINGS, A CORPORATION OF THE UNITED STATES OF AMERICA, TO RICHARD L. GROVE, DEBORAH L. GROVE, HIS WIFE, MICHAEL J. DAMICO AND ROSEMARY B. DAMICO, HIS WIFE, DATED APRIL 30, 1985 HEREBY GRANTED FOR INGRESS AND EGRESS

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF LOT 28 AFORESAID AS SET FORTH IN THE PLAT OF FOUREST WALK SUBDIVISION RECORDED MAY 11, 1977 AS DOCUMENT 23911655, AS CREATED BY DEED FROM HELEN A. ZARR TO BEVERLY BANK TRUST NO. 8-5847 DATED AUGUST 22, 1977 AND RECORDED AUGUST 31, 1977 AS DOCUMENT 24084815, IN COOK COUNTY, ILLINOIS

Permanent Index Number (PIN): 28-10-300-087-0000

Address(es) of Real Estate: 14827 Kilpatrick Avenue, Midlothian, IL 60445

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AFFIDAVIT OF METES AND BOUNDS

I, VENARDIO FUERTE, being duly sworn on oath, states that Affiant resides at 5642 FAIRFAX Rd, Oak Forest, IL 60451 and has personal knowledge

of the facts recited herein. That the attached deed is not in violation of Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons:

- The division of subdivision is of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access.
- The division is of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
- The sale or exchange is of parcels of land between owners of adjoining and contiguous land. The conveyance of parcels is of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
- The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- The conveyance is made to correct descriptions in prior conveyances.
- The sale or exchange is of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
- The sale is of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

This conveyance is of land described in the same manner as title was taken by grantor(s).

THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CHECKED.

AFFIANT further states that affiant makes this affidavit for the purpose of inducing the Recorder of Deeds of _____ County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

this 19 day of July, 2016

Venardio Fuerte
AFFIANT

[Signature]
Notary Public

Revised October, 2008

