

# UNOFFICIAL COPY

Doc#: 1625155040 Fee: \$70.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/07/2016 09:04 AM Pg: 1 of 1

Dec ID 20160901653166  
ST/CO Stamp 1-208-609-600 ST Tax \$252.00 CO Tax \$126.00

## WARRANTY DEED

The Grantors, **FABIAN SALDANA AND KATHLEEN A. SALDANA**, his wife, for and in consideration of TEN and no/100 DOLLARS and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS TO SCOTT FRANZ** of 7842 W. Lakeview Terrace, Tinley Park, Illinois 60487, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 45 IN RAINTREE UNIT NO. 1, A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record, (c) zoning laws and ordinances which conform to the present use of the premises; (d) public and utility easements which serve the premises; (e) roads and highways, if any; (f) party wall rights and agreements, if any.

Address of Real Estate: 8713 Dee Court, Tinley Park, Illinois 60487  
Permanent Real Estate Index No.: 27-26-304-006-0000  
Dated this 31 day of Aug, 2016

*Fabian Saldana*  
FABIAN SALDANA

*Kathleen A. Saldana*  
KATHLEEN A. SALDANA

STATE OF IL COUNTY OF Cook SS.  
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **FABIAN SALDANA AND KATHLEEN A. SALDANA**, 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, including the release and waiver of the right of homestead.  
Given under my hand and official seal, this 31 day of Aug, 2016.

*Julie Abel*  
Notary Public  
Prepared by: J. Winter, PO Box 583, Palos Heights, Illinois 60463



Mail to:  
*Law Offices of Thomas W. Burt*  
2601 W. 191st St. Ste. 100W  
Tinley Park, IL 60487

Name and Address of Taxpayer:  
*Scott A. Franz*  
8713 Dee Court  
Tinley Park, IL 60487

REAL ESTATE TRANSFER TAX		02-Sep-2016
COUNTY:	126.00	
ILLINOIS:	252.00	
TOTAL:	378.00	

27-26-304-006-0000 | 20160901653166 | 1-208-609-600

FIDELITY NATIONAL TITLE OC/60237/6