

UNOFFICIAL COPY

Doc#: 1625919122 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/15/2016 11:44 AM Pg: 1 of 2

WARRANTY DEED

Dec ID 20160601612860
ST/CO Stamp 0-756-104-000 ST Tax \$260.00 CO Tax \$130.00

400,257.93 1/2

Property of Clerk of Cook County
This stamp is processed pursuant to Section 12-12 of the Illinois Statewide Uniform Real Estate Transfer Tax Act, 1998, governing review of documents.

THE GRANTOR (S). **Victor Moreno**, married to Helem Garcia, of 1611 N. 12th Avenue, Melrose Park, Illinois 60160 for and in consideration of Ten (\$10.00) and No/100-----DOLLARS, and other good and valuable consideration-----in hand paid, CONVEYS and WARRANTS to **Jose Arroyo and Maria L. Arroyo**, husband and wife, as tenants by the entirety, of, 2822 N. Sawyer Avenue, Chicago, Illinois 60618 the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

LOT 49 IN DWRIGHT W. GUYER'S RESUBDIVISION OF LOTS 1 TO 45, BOTH INCLUSIVE IN THE THIRD ADDITON TO MARCONIE CONSTRUCTION COMPANY'S WEST MANOR DEVELOPMENT, A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 1963 AS DOCUMENT NUMBER 18790607, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions, restrictions of record and general real estate taxes for the year 2015 and subsequent years.

P.I.N.: 12-28-306-069-0000



COMMONLY KNOWN AS: 2425 George Street, Franklin Park, Illinois 60131

NOT HOMESTEAD PROPERTY AS TO GRANTOR

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.

Dated this 10th day of September, 2016

Victor Moreno

REAL ESTATE TRANSFER TAX		13-Sep-2016
COUNTY:		130.00
ILLINOIS:		260.00
TOTAL:		390.00

12-28-306-069-0000 | 20160601612860 | 0-756-104-000

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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 Moreno** personally known to me to be the same person whose name 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 releases and waiver of the right of homestead.

Given under my hand and official seal, this 1st day of September, 2016

Commission Expires: _____

Amanda C. Efta
Notary Public



MAIL TO:

Beatriz Betancourt
Attorney of Law
2457 N. Milwaukee Avenue
Chicago, IL 60647

ADDRESS OF PROPERTY:

2425 George Street
Franklin Park, Illinois 60131

OR

SEND SUBSEQUENT TAX BILLS TO:

Jose & Maria Arroyo
2425 George Street
Franklin Park, Illinois 60131

Recorder's Office Box No: _____

This instrument was prepared by:
Ronald M Serpico Attorney at Law 1807 N. Broadway, Melrose Park, Illinois 60160