

# UNOFFICIAL COPY

Chicago Title Insurance Company

Doc#: 1633055248 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/25/2016 10:52 AM Pg: 1 of 2

Dec ID 20161101680460  
ST/CO Stamp 1-351-573-696 ST Tax \$387.50 CO Tax \$193.75

**WARRANTY DEED  
ILLINOIS STATUTORY  
TENANTS BY THE ENTIRETY**

THE GRANTOR, Mario Rizzi, an unmarried man, of 475 Industrial Drive, Bensenville, County of DuPage, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid CONVEYS and Warrants to Steven Foster and Antonia Foster, of 3733 W. Wabansia Avenue, Chicago, County of Cook, State of Illinois, not as tenants in common, not as joint tenants, but as tenants by the entirety all interest in the following described Real Estate situated in the County of Kane in the State of Illinois, to wit:

LOTS 3 AND 4 IN BLOCK 79 IN MELROSE, A SUBDIVISION OF PART OF SECTIONS 3 AND 10, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**SUBJECT TO:** General real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

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 as husband and wife, not as joint tenants or tenants in common but as tenants by the entirety forever.

Permanent Real Estate Index Number(s): 15-03-408-003-0000

Address(es) of Real Estate: 1315 N. 17<sup>th</sup> Avenue, Melrose Park, IL 60160

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Dated this 11th day of November, 2016.

\_\_\_\_\_  
Mario Rizzi

STATE OF ILLINOIS, COUNTY OF KANE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mario Rizzi, personally known to me to be the same person 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 right of homestead.

Given under my hand and official seal, this 11th day of November, 2016.

 (Notary Public)  
OFFICIAL SEAL  
DANIEL L. JONES  
Notary Public, State of Illinois  
My Commission Expires 1/18/2017

**Prepared By:** Kate L. McCracken  
1001 E. Main Street, Suite G  
St. Charles, Illinois 60174-2203

**Mail To:** Dennis M. Nolan, Esq.  
221 W. Railroad Ave.  
Bartlett, IL 60103

**Name & Address of Taxpayer:** Steven and Antonia Foster  
1315 N. 17<sup>th</sup> Avenue  
Melrose Park, IL 60160

