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Doc#: 1634149317 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/06/2016 01:27 PM Pg: 1 of 3

WARRANTY DEED

Dec ID 20161101685256
ST/CO Stamp 0-504-615-104 ST Tax \$235.00 CO Tax \$117.50

AFTER RECORDING MAIL TO:

Cesar Rivera
3153 Charles Street
Melrose Park, IL 60164

NAME & ADDRESS OF TAXPAYERS:

Cesar Rivera
3153 Charles Street
Melrose Park, IL 60164

RECORDER'S STAMP

The Grantor, **Heather M. Weich**, as Trustee under the provisions of a trust agreement dated **March 24, 2015** and known as the **Gary and Heather Weich Revocable Trust**, of the County of Cook, State of Illinois, for and in consideration of **TEN AND 00/100THS (\$10.00) DOLLARS** and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to the Grantee, **Cesar Rivera**, of 303 W. Georg St., Chicago, IL 60618, to have and to hold the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

SUBJECT TO: (a) General real estate taxes not due and payable at time of closing; (b) Special taxes and assessments confirmed after contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances which conform to the present usage of the premises; (e) Public and utility easements which serve the property; (f) Public roads and highways, if any; and (g) Drainage ditches, feeders lateral and drain tile, pipe or other conduit.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 12-29-103-019-0000
Property Address: 3153 Charles Street, Melrose Park, IL 60164

DATED this 28TH day of November, 2016.

Heather Weich (SEAL)
Heather M. Weich, as Trustee

REAL ESTATE TRANSFER TAX		01-Dec-20
COUNTY:		117.5
ILLINOIS:		235.0
TOTAL:		352.5
12-29-103-019-0000 20161101685256 0-504-615-104		

PROPERTY NATIONAL TITLE 03/16035707
1082


unincorporated - Melrose Park

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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Heather M. Weich, as Trustee under the provisions of a trust agreement dated March 24, 2015 and known as the Gary and Heather Weich Revocable Trust**, 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 / she signed and delivered the said instrument as his / her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

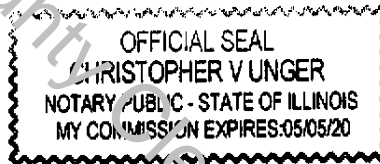
Given under my hand and official seal this 28th day of November, 2016.



Notary Public

NAME AND ADDRESS OF PREPARER:

Christopher V. Unger, Esq.
Lorenzini & Associates, Ltd.
23808 W. Andrew Road, Unit 3
Plainfield, IL 60585



Notary Public for Cook County Clerk's Office

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EXHIBIT "A" Legal Description

THE NORTH 1/2 OF LOT 245 (EXCEPT THE EAST 120 FEET THEREOF) AND LOT 246 (EXCEPT THE EAST 120 FEET THEREOF) IN FREDERICK H. BARTLETT'S GRAND FARM UNIT "G" BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4, OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 5, 1939, AS DOCUMENT NO. 12336083 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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ALTA Commitment (06/17/2006)

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