

UNOFFICIAL COPY



Doc# 1636239043 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/27/2016 04:08 PM PG: 1 OF 3

Property of Cook County Clerk's Office

TO Record: Warranty Deed
1 of 2
BT 16-03592

Return to: Lynn Paiva

Burnet Title
1301 W. 22nd Street
Oak Brook, IL 60523

S Y
P 3
S N
M N
SC Y
E Y
INT DRC

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WARRANTY DEED
Illinois Statutory
Individual to Individual

THE GRANTORS, **GEORGE S. KUZUR** and **BOZENA KUZUR, Husband and Wife**, of the Village of Lemont, County of Will, State of Illinois, for and in consideration of TEN and NO/100 DOLLARS (\$10.00) CONVEY and WARRANT to **JOSE P. PALAFOX, of 5401 South Avers Avenue, Chicago, IL 60632**, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

BT 16-03592 CT 190

LOT 27 IN BLOCK 9 IN FREDERICK H. BARTLETT'S FIRST ADDITION TO GREATER 79TH STREET SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 30, ALSO THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ AND THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS INSTRUMENT IS SUBJECT TO: general taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any.

PERMANENT INDEX NO. 19-29-303-014-0000
PROPERTY ADDRESS: 7745 Merrimac Avenue, Burbank, IL 60459

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

DATED this ninth (9th) day of December, 2016.

George S. Kuzur (SEAL)
GEORGE S. KUZUR

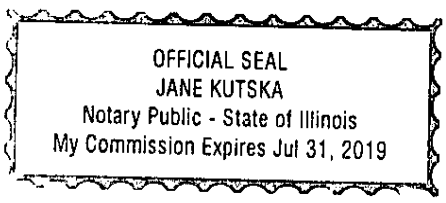
Bozena Kuzur (SEAL)
BOZENA KUZUR

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 GEORGE S. KUZUR and BOZENA KUZUR, Husband and Wife, 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 ninth (9th) day of December, 2016.

Commission expires: 7/31/19

Jane Kutska
NOTARY PUBLIC



REAL ESTATE TRANSFER TAX		16-Dec-2016
COUNTY:		98.50
ILLINOIS:		197.00
TOTAL:		295.50

19-29-303-014-0000 | 20161201688525 | 1-847-138-496

THIS INSTRUMENT WAS PREPARED BY: CHARLES T. RYAN, LTD., 18141 Dixie Highway, Suite 115, Homewood, IL 60430
SEND TAX BILLS TO: JOSE P. PALAFOX, 7745 Merrimac Avenue, Burbank, IL 60459
MAIL TO: ~~LUIS C. MARTINEZ, 4111 West 63rd Street, Chicago, IL 60629~~

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EXHIBIT A

LEGAL DESCRIPTION

Lot 27 in Block 9 in Frederick H. Bartlett's First Addition to Greater 79th Street Subdivision, being a subdivision of the Southeast ¼ of the Southeast ¼ of Section 30, also the Southwest ¼ of the Southwest ¼ and the Southeast ¼ of the Southwest ¼ of Section 29, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 19-29-303-014-0000

For informational purposes only, the subject parcel is commonly known as:

7745 Merrimac Avenue, Burbank, IL 60459

City of Burbank

\$ 985.00 NINE HUNDRED EIGHTY FIVE & NO/100'S

12/2/16

Holly Hudnall

Real Estate Transaction Stamp

Property of Cook County Clerk's Office