

UNOFFICIAL COPY

WARRANTY DEED

1674215 1/2

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453



loc# 1636344066 Fee \$40.00

HSP FEE:\$9.00 RPRF FEE: \$1.00

AREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/28/2016 02:50 PM PG: 1 OF 2

(This space is for recorder's use only)

THE GRANTOR, Marek Kotarski, a married man, of the County of DuPage and Phil Hayes, a married man, of the County of DuPage, State of Illinois for and in consideration of the sum of Ten (\$10.00) DOLLARS, and other valuable considerations in hand paid, CONVEY and WARRANT to

Ronald J. Biamonte and Susannah ^{Marie} Biamonte, husband and wife,
*6001 S. Massasoit Chicago, IL 60638

to have and to hold the following described Real Estate situated in the County of Cook in the State of Illinois, not as tenants in common, nor as joint tenants with a right of survivorship, but as tenants by the entirety to wit:

THE NORTH 40 FEET OF LOT 13 IN THE RESUBDIVISION OF BLOCK 40 AND OF LOT 1 IN BLOCK 41 OF FREDERICK H. BARTLETT'S 3RD ADDITION TO BARTLETT HIGHLANDS, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5324 S. NEVA AVE., CHICAGO, IL 60638

PERMANENT REAL ESTATE INDEX NUMBERS: 19-07-315-038-0000

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 not as tenants in common, nor as joint tenants with a right of survivorship, but as tenants by the entirety forever.

This is not homestead property.

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; limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

DATED: DECEMBER 16, 2016.

Marek Kotarski

Phil Hayes

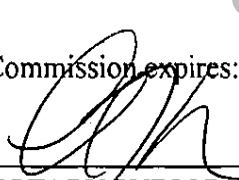
COOK COUNTY CLERK'S OFFICE
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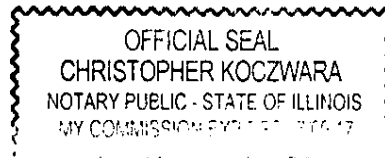
State of Illinois,
County of Cook ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marek Kotarski and Phil Hayes 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 on 12/16, 2016.

Commission expires: 7/9/2017


NOTARY PUBLIC

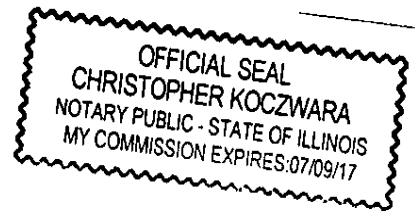


Mail Deed:


Jonathan Groll
Attorney at Law
830 North Boulevard, Suite A
Oak Park, IL 60301

Ser d Tax Bill:

Ronald Bianonte
5324 S. Neva Ave.
Chicago, IL 60638





This Deed prepared by Christopher S. Koczwara 5838 S. Archer Avenue, IL 60638

REAL ESTATE TRANSFER TAX		23-Dec-2016
	CHICAGO:	3,825.00
	CTA:	1,530.00
	TOTAL:	5,355.00 *

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* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		28-Dec-2016
	COUNTY:	255.00
	ILLINOIS:	510.00
	TOTAL:	765.00

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