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Doc# 1702515077 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/25/2017 11:34 AM PG: 1 OF 3

WARRANTY DEED
Statutory- Tenants by the
Entirety- (Illinois)

Mail to:
Law Office of Theresa L. Panzica, LLC
2510 W Irving Park Rd., Suite A
Chicago, IL 60618

Name & address of taxpayer:
Efrain Rivera and Erika Rivera
1538 Beach Ave.
La Grange Park, IL 60526

Mail to:
Lakeland Title Services
1300 Iroquois Ave., Ste 100
Naperville, IL 60563

1 of 2

THE GRANTOR, First National Financial, Inc., of 611 Dartmouth Lane, Schaumburg, Illinois 60172, a corporation created and existing under and by the virtue of the laws of the State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation.

CONVEYS AND WARRANTS to Efrain Rivera and Erika Rivera, husband and wife, of 4509 Elm Ave, Apt 3 Brookfield, IL 60513, as tenants by the entirety, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 51 IN ELM TERRACE SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE WEST 30 RODS THEREOF) IN SECTION 28, TOWNSHIP 30 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
NON-HOMESTEAD PROPERTY

Subject to general real estate taxes not due and payable at 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 property.

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 in fee simple forever.

Permanent index number: 15-28-406-003-0000
Property address: 1538 Beach Ave., La Grange Park, IL 60526
DATED this 16th day of December, 2016.

Brenda Murzyn, Authorized Agent
First National Financial, Inc.

REAL ESTATE TRANSFER TAX		06-Jan-2017
	COUNTY:	157.50
	ILLINOIS:	315.00
	TOTAL:	472.50
15-28-406-003-0000 20161201693155 1-219-593-408		

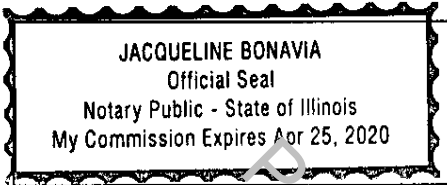
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WARRANTY DEED

Statutory (Illinois)

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brenda Murzyn, Authorized Agent of First National Financial, Inc.



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 the person acknowledged it signed, sealed and delivered the instrument as its free and voluntary act and deed of said corporation, for the uses and purposes therein set forth

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

Commission expires

Jacqueline Bonavia
Notary Public

Recorder's Office Box No.

NAME AND ADDRESS OF PREPARER:

Brenda Murzyn, Attorney at Law
1300 Iroquois Drive, Suite 125
Naperville, IL 60563

Property of Cook County Clerk's Office

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EXHIBIT A:

LOT 51 IN ELM TERRACE SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE WEST 30 RODS THEREOF) IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATION ONLY: 15-28-406-003-0000
1538 BEACH AVE, LA GRANGE PARK IL 60526

Property of Cook County Clerk's Office