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Doc# 1702655063 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/26/2017 02:20 PM PG: 1 OF 4

WARRANTY DEED

THE GRANTOR, MAX KUSTNER (married), of Chicago, Illinois, County of Cook, State of Illinois, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, ROGELIO IBARRA RUEDA,† the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

* an unmarried man

LOT 50 IN THORN LAKE HOMES SECOND ADDITION, BEING SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER OF THORN CREEK, IN COOK COUNTY, ILLINOIS.

Property Index Numbers: 29-26-20-021-0000

Commonly known as: 17261 Kimbark Ave.
South Holland, Illinois 60473

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois (THE GRANTOR HAS ALWAYS USED THIS PROPERTY AS AN INVESTMENT PROPERTY AND NEVER AS A MARITAL PROPERTY). TO HAVE AND ** TO HOLD said premises, not as tenants in common but as tenants by the entirety, forever.

** THIS IS NOT a Homestead property

Returned to:
Proper Title, LLC
1530 E Dundee Rd. Ste. 250 1/32
Palatine, IL 60074

PT16-34238

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In Witness Whereof, the Grantor has hereunto set his hand and seal this 25 day of January, 2017.

[Signature]
MAX KUSTNER

STATE OF _____)
COUNTY OF Cook) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that MAX KUSTNER, 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 and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 25 day of January, 2017.

[Signature]
Notary Public YURI SAFONOV



My commission expires: 05-04-17

This instrument was prepared by:
Kenneth Elkins, Esq.
2909 W. Pratt
Chicago, IL 60645

~~After recording mail to:~~
Mila Gloria Novak,
Attorney
2300 W Lake St
Melrose Park IL 60160

Send subsequent tax bills to:
Rogelio Ibarra Rueda
17261 Kimbark Ave
South Holland IL 60473

Property of Cook County Clerk's Office

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

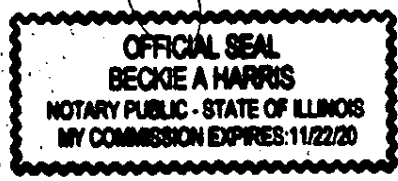
The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Max Kustner**
Mailing Address: **P.O. Box 6075, Evanston, IL 60204**
Telephone No.: **847-962-6770**
Attorney or Agent: **Kenneth Elkins**
Telephone No.: **312-752-7516**
Fax No. **N/A**
Property Address: **17261 Kimbark Ave.
South Holland, IL 60473**
Property Index Number (PIN): **29-26-204-021-0000**
Water Account Number: **0310044006**
Date of Issuance: **1/25/17**

State of Illinois)
County of Cook)
This instrument was acknowledged before
me on January 25, 2017 by
Beckie A. Harris
Beckie A. Harris
(Signature of Notary Public)
(SEAL)

VILLAGE OF SOUTH HOLLAND

By: [Signature]
Deputy Village Clerk or Representative



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.

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REAL ESTATE TRANSFER TAX

25-Jan-2017



COUNTY:	59.00
ILLINOIS:	118.00
TOTAL:	177.00

29-26-204-021-0000 | 20170101605772 | 0-226-647-232

Property of Cook County Clerk's Office