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1704641081D

WARRANTY DEED
FATIC No.: 2801534

Doc# 1704641081 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/15/2017 12:48 PM PG: 1 OF 2

THE GRANTOR, Charles W. Farina, a widower, of the City of Melrose Park, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, **CONVEY(S) and WARRANT(S) to Maria Orozco**, a never married woman, and **Crescencio Orozco**, a married man, of 1701 N. 18th Ave. Melrose Park, Illinois 60160 of the County of Cook, not as tenants in common but as joint tenants with rights of survivorship, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

FIRST AMERICAN TITLE

FILE # 2801534
See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; General taxes for the year 2016 and subsequent years.

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

Permanent Real Estate Index Number: 1503112050

Address of Real Estate: 1748 N. 20th Avenue, Melrose Park, IL 60160

Dated this 16TH day of November, 2016

Charles W. Farina



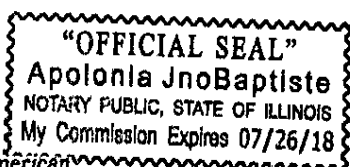
STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Charles Farina, personally known to me to be the same person(s) whose name(s) 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 16 day of NOV, 2016

Notary Public

S X
P L2
S N
SC X
INT X



First American
Title Insurance Company

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Exhibit "A" – Legal Description



LOT 154 (EXCEPT THE SOUTH 17 FEET THEREOF) IN NORTH AVENUE ADDITION TO MELROSE PARK BEING A SUBDIVISION OF THE NORTH 63 ACRES OF THE NORTH WEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Prepared by:
William B. Blanchard
1700 Lincoln Hwy. Ste. K
St. Charles, IL 60174

Mail to:
Iaria Angela
1900 Spring Rd. Ste. 200
Oak Brook, IL 60523

REAL ESTATE TRANSFER TAX

12-Dec-2016

		COUNTY:	130.75
		ILLINOIS:	261.50
		TOTAL:	392.25
15-03-112-050-0000		20161101682105 1-823-754-432	

Name and Address of Taxpayer:
Maria Oroczo
1748 N. 20th Avenue
Melrose Park, IL 60160



First American
Title Insurance Company

Warranty Deed - Individual