

AFTER RECORDING, MAIL TO:  
SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

1718870 1 OF 3

UNOFFICIAL COPY



**WARRANTY DEED**

GRANTOR(S):  
**Anita Bross**  
a single woman never married

PRESENTLY RESIDING AT:  
5452 W. Windsor Avenue  
Chicago, IL 60630

Doc# 1709549176 Fee \$40.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 04/05/2017 11:14 AM PG: 1 OF 2

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to: **Sara N. Scimeca** the following described Real Estate situated in Cook County, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO, INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

P.I.N.: 12-26-413-072-1051  
PROPERTY ADDRESS: 2537 N. Thatcher Avenue, Unit 3A, River Grove, IL 60171

SUBJECT TO: (1) General real estate taxes for the year 2017 and subsequent years. (2) Covenants, conditions and restrictions of record. (3) Private, public and utility easements. (4) Governmental taxes or assessments for improvements not yet completed

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

TO HAVE AND TO HOLD said real estate forever.

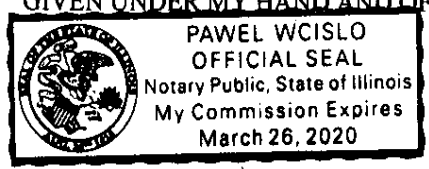
DATED this 09 day of MARCH, 2017

Anita Bross

REAL ESTATE TRANSFER TAX		15-Mar-2017
COUNTY:		35.50
ILLINOIS:		71.00
TOTAL:		106.50
12-26-413-072-1051   20170301622298   0-635-361-984		

STATE OF ILLINOIS, COUNTY OF COOK ) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Anita Bross personally known to me to be the same persons whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his/her/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 9 day of MARCH, 2017



Notary Public



Prepared by: Maria Kaczmarczyk, Attorney at Law, 5477 N. Milwaukee Avenue, Chicago, IL 60630

Return to:

Send Subsequent Tax Bill To:

The Law Office of John R. CARROZZA, P.C.  
2715 N. Thatcher Ave.  
River Grove, IL 60171

SARA N. SCIMECA  
2537 N. Thatcher Avenue, unit 3A.  
River Grove, IL 60171

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EXHIBIT A

# UNOFFICIAL COPY

**Legal:**

UNIT 2537-3A TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THATCHER WOODS CONDOMINIUM, AS DESCRIBED AND DEFINED IN THE DECLARATION REGISTERED AS DOCUMENT NO. LR3126229, AS AMENDED FROM TIME TO TIME, IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Address:** 2537 N. Thatcher Ave., Unit 3A, River Grove, IL 60171

**PIN #:** 12-26-413-072-1051

**PIN #:**

**PIN #:**

**Township:** Leyden

Property of Cook County Clerk's Office