

UNOFFICIAL COPY

WARRANTY DEED Statutory (ILLINOIS)

CC 17004900 (General)
FIDELITY NATIONAL TITLE

Doc#: 1712315116 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/03/2017 11:54 AM Pg: 1 of 2

Dec ID 20170401643097
ST/CO Stamp 1-039-188-416 ST Tax \$275.00 CO Tax \$137.50

THE GRANTOR (Name and Address):

Maria B. La Rosa, single, 126 S. Elmwood Ave.,
of the City of Palatine, County of Cook, State of Illinois for and in

(The Above Space For Recorder's Use Only)

consideration of TEN (\$10) DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, CONVEY and WARRANT to a single woman a single man as joint tenants but as
NATALIE FURFARO and TONY SZAFRANSKI, 810 Busse, Mt. Prospect, Illinois *not Tenants in Common

(NAMES AND ADDRESS OF GRANTEE(S))

the following described Real Estate situated in the County of Cook in the State of Illinois, to Wit: (See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General taxes for 2016 and subsequent years; restrictions, reservations, and easements, if any, of record; building set-back lines and use or occupancy restrictions; declarations, covenants, conditions and restrictions of record and all amendments thereto; building codes and zoning ordinances; drainage ditches, feeders, laterals and drain tile, pipe or other conduit; party walls, party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act; plat of subdivision, if any; and taxes and special assessments, if any now due or to become due.

Permanent Index Number (PIN): 02-23-209-015-0000

Address(es) of Real Estate: 126 S. Elmwood Ave., Palatine, IL 60074

DATED this 10th day of April, 2017

PLEASE PRINT
OR TYPE NAME(S)
BELOW SIGNATURE(S)

X Maria B. La Rosa (Seal)
Maria B. La Rosa

(Seal)

State of IL, County of Cook ss. I, the undersigned, a Notary Public

"OFFICIAL SEAL" in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

TRACY GUNDERSON, Maria B. La Rosa

Notary Public, State of Illinois
My Commission Expires 5/15/2018

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 she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this 10th day of April, 2017

Commission expires: 5/15/2018

Tracy Gunderson
NOTARY PUBLIC

This instrument was prepared by Patrick L. Edgerton, 125 Wood Street, West Chicago, Illinois

UNOFFICIAL COPY

Legal Description

3/10/2017 10:11

of premises commonly known as 126 S. Elmwood Ave., Palatine, IL 60074

LOT 5 IN BLOCK 10 IN MERRILL'S HOME ADDITION TO PALATINE, BEING A SUBDIVISION IN THE EAST HALF OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 20, 1926 AS DOCUMENT NO. 9185524, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

02-May-2017



COUNTY:	137.50
ILLINOIS:	275.00
TOTAL:	412.50

02-23-209-015-0000 | 20170401643097 | 1-039-188-416

SEND SUBSEQUENT TAX BILLS TO:

Mail To:

Michael Penticelli
 Penticelli & Vito (Name)
 1480 Renaissance Drive, Ste 209 (Address)
 Park Ridge, IL 60076 (City, State and Zip)

Natalie Furfaro and Tony Szafranski (Name)
 125 S. Elmwood Ave. (Address)
 Palatine, IL 60074 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____