


UNOFFICIAL COPY

FIRST AMERICAN TITLE
FILE # 2845674

WARRANTY DEED
ILLINOIS STATUTORY



1712404015D

Doc# 1712404015 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/04/2017 09:45 AM PG: 1 OF 3

THE GRANTOR(S) Skyward Holdings, Inc , a corporation authorized to do business in the 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 Thomas F. Villanti and Ashlee E. Cuza, as Tenants by the Entirety all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

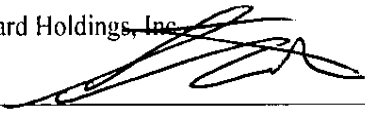
See Exhibit "A" attached hereto and made a part hereof


SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, and General taxes not yet due and payable.



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(s): 13-25-429-028-0000
Address(es) of Real Estate: 2416 N. Campbell Ave., Chicago IL 60647

Dated this 28th day of APRIL, 20 17

Skyward Holdings, Inc.
By: 

REAL ESTATE TRANSFER TAX		02-May-2017
	CHICAGO:	7,875.00
	CTA:	3,150.00
	TOTAL:	11,025.00
13-25-429-028-0000 20170401646935 2-107-081-152		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		02-May-2017
	COUNTY:	525.00
	ILLINOIS:	1,050.00
	TOTAL:	1,575.00
13-25-429-028-0000 20170401646935 1-472-181-952		

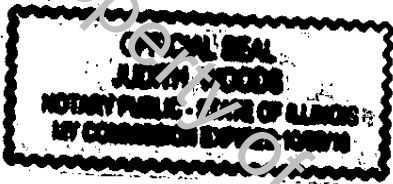
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT 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 28 day of April, 2017.



[Signature] (Notary Public)

*Prepared by: Suzanne E. Rusin, Esq.
407 N. Northwest Highway
Palatine, IL 60067*

Mail To: *D+D Law Group LLC
15426 S. 70th Ct
Orland Park, IL 60462*

Name and Address of Taxpayer:
Thomas F. Villanti & Ashlee Cuza
2416 N. Campbell Ave.
Chicago, IL 60647

COOK County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 45 IN BLOCK 21 IN CROSBY AND OTHERS' SUBDIVISION OF THE EAST HALF OF THE SOUTH EAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 13-25-429-028-0000

Property Address: 2416 North Campbell Avenue, Chicago, Illinois 60647

Property of Cook County Clerk's Office