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17124041100

**THIS INSTRUMENT
WAS PREPARED BY:**

Peter C. Quigley
53 West Jackson, Suite 601
Chicago, Illinois 60604

Doc# 1712404110 Fee \$80.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/04/2017 02:15 PM PG: 1 OF 2

WARRANTY DEED

THIS WARRANTY DEED is made this 31 day of March, 2017, by **GUST J. PANAGAS AND KERRI A. PANAGAS**, husband and wife (the "Grantor"), having an address of 13053 S Marquette Ave. Chicago, Illinois to **JORGE PEREZ AND CLAUDIA SAEZ**, husband and wife, and **VICTOR PEREZ** all as joint tenants with rights of survivorship (the "Grantee"), having an address of 10442 S. Hoxie Avenue, Chicago, Illinois.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged by Grantor, and by these presents does hereby **REMISE, RELEASE, ALIEN AND CONVEY** unto Grantee, and its successors and assigns, **FOREVER**, the property situated in the County of Cook and State of Illinois described as follows (the "Property"):

LEGAL DESCRIPTION IN EXHIBIT A ATTACHED HERETO

Property Address: 13053 S Marquette Ave. Chicago, Illinois 60633
Permanent Index No.: 26-31-102-021-0000

The Property is being conveyed subject to those title exceptions and other matters set forth on Exhibit A attached hereto and made a part hereof (the "Permitted Title Exceptions").

mail to
2/3 Proper Title, LLC
180 N. LaSalle Ste. 1920
Chicago, IL 60601

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of the Grantor, either in law or equity, of, in and to the Property with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said Property, with the appurtenances, unto the Grantee and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, and its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done, or suffered to be done, anything whereby the said Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND DEFEND** said Property, against all persons lawfully claiming by, through or under the Grantor, subject only to the Permitted Title Exceptions.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents the day and year first above written.



 GUST J. PANAGAS



 KERLI A. PANAGAS

**MAIL TAX BILLS TO AND
 RETURN AFTER RECORDING TO**

JORGE PEREZ AND CLAUDIA SAEZ
 13053 S Marquette Ave.
 Chicago, Illinois 60633

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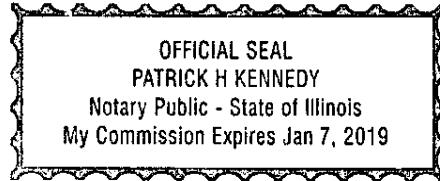
STATE OF ILLINOIS)
) SS
COUNTY OF COOK IL

I, Patrick H. Kennedy a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that on this day personally appeared before me **GUST J. PANAGAS**, personally known to me and acknowledged that he signed and delivered said instrument as his free and voluntary act, as of the date hereof.

GIVEN under my hand and official seal this 14 day of APRIL, 2017.

[Signature]
Notary Public

Commission Expires 01-07-19 {SEAL}



STATE OF ILLINOIS)
) SS
COUNTY OF COOK

I, Claudia Carrera a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that on this day personally appeared before me **KERRI A. PANAGAS**, personally known to me and acknowledged that she signed and delivered said instrument as her free and voluntary act, as of the date hereof.

GIVEN under my hand and official seal this 81 day of March, 2017.

[Signature: Claudia Carrera]

Commission Expires 8-14-17 {SEAL}



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EXHIBIT A

LEGAL DESCRIPTION

LOT 21 IN BLOCK 3 IN FORD CITY SUBDIVISION NO. 1, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE KENSINGTON AND EASTERN RAILROAD AND EAST OF THE 100 FOOT RIGHT OF WAY OF THE CHICAGO AND WESTERN INDIANA RAILROAD, EXCEPT STREETS HERETOFORE DEDICATED, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 1, 1923 AS DOCUMENT 7795450, IN COOK COUNTY, ILLINOIS.

Property Address: 13053 S Marquette Ave. Chicago, Illinois
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EXHIBIT

PERMITTED TITLE EXCEPTIONS

1. Real estate taxes not yet due and payable, taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments and other public, private and utility easements.
2. Zoning and building laws or ordinances.
3. Easements, covenants, conditions, agreements, building lines, ordinances, and restrictions of record that do not materially and adversely affect the use of the Property as a residence.
4. Roads, alleys and highways.
5. liens, encroachments and other matters as to which Chicago Title Insurance Company commits to ensure the Grantee against loss or damage.
6. Acts done or suffered by Grantee, or anyone claiming by, through or under Grantee.

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Property of Cook County Clerk's Office



REAL ESTATE TRANSFER TAX	26-Apr-2017
	
CHICAGO	1,800.00
CYA:	720.00
TOTAL:	2,520.00 *

26-31-102-021-0000 | 20170401638765 | 0-068-805-056

* Total does not include any applicable penalty or interest due.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		26-Apr-2017
	COUNTY:	120.00
	ILLINOIS:	240.00
	TOTAL:	360.00
26-31-102-021-0000 20170401638765		1-152-378-560