

# UNOFFICIAL COPY

## WARRANTY DEED (Illinois)



\*17142461330\*

THIS DEED is made as of the 19th day of April, 2017, by and between

Doc# 1714246133 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/22/2017 11:29 AM PG: 1 OF 4

ALFREDO MARAVILLAS  
An Unmarried Man  
("Grantor," whether one or more),

and

NICOLE PEREZ

Of 1643 N. Saint Louis Ave., Chicago, IL

60647

A(n) unmarried woman

("Grantee," whether one or more).

Citywide Title Corporation  
850 W. Jackson Blvd., Ste. 320  
Chicago, IL 60607

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

**LOT SEVEN (7) IN BLOCK FOUR (4) IN FULLERTON AVENUE MANOR FIRST ADDITION BEING A SUBDIVISION OF THE NORTH HALF (1/2) OF THE SOUTH HALF (1/2) OF THE NORTH HALF (1/2) OF THE EAST HALF ( 1/2) OF THE SOUTHEAST QUARTER 1/4) OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**P.I.N.: 13-29-412-017-0000 (VOL: 361)**

**ADDRESS: 2640 NORTH MANGO AVENUE, CHICAGO, IL 60639**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

### RE-SALE DEED RESTRICTION

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of the short sale closing. Grantee is further prohibited from conveying the property for a sales price greater than \$216,000 (120% of short sale price) until 90 days from the date of the short sale closing. These restrictions shall run with the land and are not personal to the Grantee.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND,

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subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2015 and subsequent years.

COMMONLY KNOWN AS: 2640 NORTH MANGO AVENUE, CHICAGO, IL 60639

P.I.N.: 13-29-412-017-0000 (VOL: 361)

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 19 day of April, 2017.

*Alfredo Maravillas*  
ALFREDO MARAVILLAS

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

Mail To: Fornaro Law, 1022 S. La Grange Road, La Grange, IL 60525

Send Tax Bills To: NICOLE PEREZ  
2640 NORTH MANGO AVENUE, CHICAGO, IL 60639

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

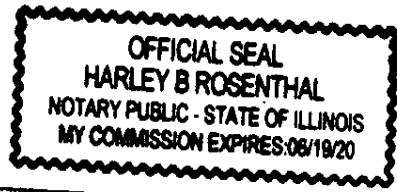
STATE OF IL }  
COUNTY OF Lake } SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that ALFREDO MARAVILLAS is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 19 day of April, 2017.

Notary Public *[Signature]*

My Commission Expires: 6-19-20



**UNOFFICIAL COPY****REAL ESTATE TRANSFER TAX**

10-May-2017

**CHICAGO:**

1,350.00

**CTA:**

540.00

**TOTAL:**

1,890.00 \*

13-29-412-017-0000 | 20170501652366 | 1-450-435-008

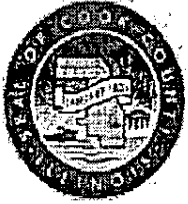
\* Total does not include any applicable penalty or interest due.

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Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

10-May-2017



<b>COUNTY:</b>	90.00
<b>ILLINOIS:</b>	180.00
<b>TOTAL:</b>	270.00

13-29-412-017-0000

| 20170501652366 | 1-026-445-760