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Doc# 1715712035 Fee \$42.00

Prepared by and after Recording return to:

John F. Young, Esq.
Clean Law PC
136 S. La Grange Rd
La Grange, Illinois 60525

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/06/2017 02:59 PM PG: 1 OF 3

Send Tax Bills to:

Viviana Cccinato
4055 N. Kenneth Ave.
Chicago, IL 60641

(For Recorder's Use Only)

WARRANTY DEED
(Illinois)

This WARRANTY DEED is made this 31st day of May, 2017, by KEVIN M. JOHNSON and LISA BONNES JOHNSON, husband and wife, having an address of 441 S. Arlington Ave., Elmhurst, Illinois 60126, to VIVIANA CECINATO, a married individual, having an address of 4055 N. Kenneth Ave, Chicago, IL 60641 (the "Grantee").

Grantors, KEVIN M. JOHNSON and LISA BONNES JOHNSON, husband and wife, of the City of Elmhurst, County of DuPage, State of Illinois, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantors and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CONVEYS AND WARRANTS unto Grantee, VIVIANA CECINATO, a married individual, of the City of Chicago, County of Cook, State of Illinois, the real property located in Cook County, Illinois, and being more particularly described on Exhibit A attached hereto (the "Property").

This conveyance is made and accepted subject to: (1) General real estate taxes for the year 2016 and subsequent years; and (2) covenants, conditions and restrictions of record. Grantors release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

PIN: 13-15-320-022-0000

ADDRESS: 4055 N. KENNETH AVE, CHICAGO, IL 60641

[signature page follows]

FIRST AMERICAN TITLE
FILE # 102 2859530

| REAL ESTATE TRANSFER TAX | | 01-Jun-2017 |
|--------------------------|----------|-------------|
| | CHICAGO: | 4,312.50 |
| | CTA: | 1,725.00 |
| | TOTAL: | 6,037.50 * |

13-15-320-022-0000 | 20170501660949 | 0-716-605-886

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

S Y
P 3
S N
SC V
INT Q

| REAL ESTATE TRANSFER TAX | | 01-Jun-2017 |
|--------------------------|-----------|-------------|
| | COUNTY: | 287.50 |
| | ILLINOIS: | 575.00 |
| | TOTAL: | 862.50 |

13-15-320-022-0000 | 20170501660949 | 1-790-347-712

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered by its duly authorized officer, as of the day and year first above written.

Kevin M. Johnson
Kevin M. Johnson

Lisa Bonnes Johnson
Lisa Bonnes Johnson

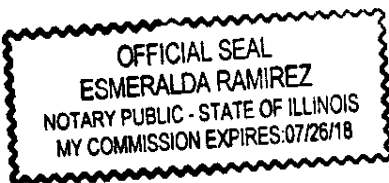
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Esmeralda Ramirez
I, ~~John F. Young~~ a notary public in and for said County, in the State aforesaid, do hereby certify that Kevin M. Johnson and Lisa Bonnes Johnson, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 25th day of May, 2017.

Esmeralda Ramirez
Notary Public

My Commission expires: 7-26-18



UNOFFICIAL COPY

Exhibit A

LEGAL DESCRIPTION

LOT 2 AND THE NORTH 8 1/3 FEET OF LOT 3 IN BLOCK 6 IN J. BAXTER'S SUBDIVISION OF IRVING PARK, BEING A SUBDIVISION OF THE EAST 20 ACRES OF THE EAST END OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 4055 N. Kenneth Ave, Chicago, IL

PIN: 12-15-320-022-0000

Property of Cook County Clerk's Office