

# UNOFFICIAL COPY

## WARRANTY DEED

721680 1/2

THIS AGREEMENT, made this 31<sup>st</sup> day of May, 2017, between **Karina Bandera**, of Franklin Park, Illinois, a single woman, party of the first part, and **Roberto Gonzalez and Sara Gonzalez**, husband and wife, of Melrose Park, Illinois, party of the second part; WITNESSETH, that the party of the first part, for and in

consideration of the sum of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND WARRANT unto the party of the second part, not as tenants in common nor as joint tenants but as Tenants by the Entirety, and to its 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 4 IN BLOCK 3 IN SECOND ADDITION TO GRAND AVENUE HIGHLANDS, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.**

Permanent Real Estate Index Numbers: **17-20-310-025-0000**, and

C/K/A: **812 La Porte Ave., Melrose Park, Illinois 60164;**

Together with all and singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and revisions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, 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 party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its 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, subject to: covenants, conditions and restrictions of record; building lines and easements that do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not yet due and payable as of the day hereof.

And the party of the first part hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. [ NOTE THIS IS NOT HOMESTEAD PROPERTY OF THE PARTY OF THE FIRST PART. ]

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

\*1717216074ID\*

Doc# 1717216074 Fee \$42.00

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

KAREN A. YARBROUGH

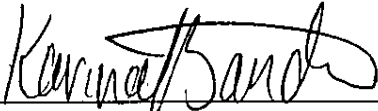
COOK COUNTY RECORDER OF DEEDS

DATE: 06/21/2017 02:34 PM PG: 1 OF 3

S Y  
P 3  
S N  
SC Y  
INT AB

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name(s) to be signed to these presents the day and year first above written.

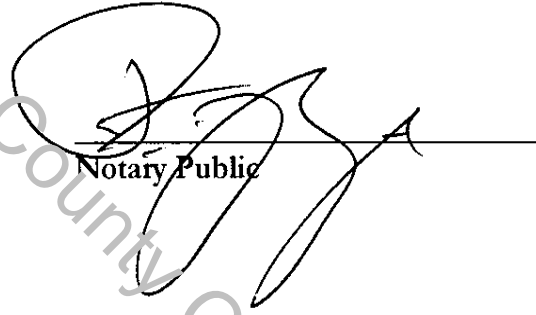


**Karina Bandera**

STATE OF ILLINOIS     )  
  ) SS:  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Karina Bandera**, 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, sealed 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 all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Given under my hand and official seal this 31<sup>st</sup> day of May, 2017.

  
Notary Public

**This instrument was prepared by:**  
Patrick J. O'Malley Jr.  
Attorney at Law  
12314 South 86<sup>th</sup> Avenue  
Palos Park, Illinois 60464

**Mail recorded deed to:**  
Patrick J. O'Malley Jr.  
Attorney at Law  
12314 South 86<sup>th</sup> Avenue  
Palos Park, Illinois 60464

**Send subsequent tax bills to:**  
Roberto & Sara Gonzalez  
812 La Porte Ave.  
Melrose Park, Illinois 60164

# UNOFFICIAL COPY

721680

Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

19-Jun-2017



<b>COUNTY:</b>	80.00
<b>ILLINOIS:</b>	160.00
<b>TOTAL:</b>	240.00

12-29-310-025-0000

| 20170501664390 | 1-946-289-600