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1719218029D

Doc# 1719218029 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/11/2017 10:29 AM PG: 1 OF 2

WARRANTY DEED

178 0590 1/2
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

THIS INDENTURE WITNESSETH, that the Grantor(s), Jose A. de la Fuente and Constanca de la Fuente, a divorced couple of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Prespa Consulting, Inc., (Grantee's Address) 105 N Bierman Ave., Villa Park, IL 60181, the following described real estate, to-wit:

Lot 20 (except the North 9 feet thereof) and Lot 21 (except the South 9 feet thereof) in Hulbert Fullerton Avenue Highlands Subdivision No. 20, being a subdivision in Section 28, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.


Permanent Real Estate Index Number: 13-28-311-043-0000

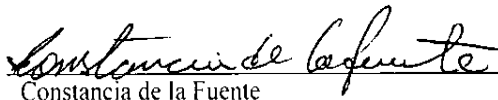
Address of Real Estate: 2644 N Laramie Ave, Chicago, IL 60637

"Grantee herein is prohibited from conveying captioned property for any sales price for a period of 45 days from the date of this deed. After this 45 day period, Grantee is further prohibited from conveying the property for a sales price greater than (120% of short sale price) until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee."

Subject to the following restrictions: a) all taxes and special assessments for the year and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 30 Day of June, 2017


Jose A. de la Fuente


Constanca de la Fuente

Roa

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STATE OF Illinois)
 COUNTY OF DuPage) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Jose A. de la Fuente and Constanca de la Fuente, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 Notarial Seal this 30 day of June, 2017.




[Signature]
 Notary Public

This Instrument was prepared by:
 Tamayo Law Group, LLC
 3833 S. Harlem Ave.
 Berwyn IL 60402

Future Tax Bills to: Prespa Consulting, Inc.
105 N Bierman Ave
Villa Park, IL 60181



After recording return document to:

PRESPA CONSULTING
105 N. BIERMAN AVE
VILLA PARK, IL 60181

REAL ESTATE TRANSFER TAX		07-Jul-2017
	CHICAGO:	1,740.00
	CTA:	696.00
	TOTAL:	2,436.00 *

13-28-311-043-0000 | 20170601682198 | 1-951-791-552

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

REAL ESTATE TRANSFER TAX		10-Jul-2017
 	COUNTY:	116.00
	ILLINOIS:	232.00
	TOTAL:	348.00

13-28-311-043-0000

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