

# UNOFFICIAL COPY

Doc#: 1719908394 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/18/2017 01:23 PM Pg: 1 of 2

Dec ID 20170701685454  
ST/CO Stamp 1-996-811-712 ST Tax \$285.00 CO Tax \$142.50

**WARRANTY DEED  
ILLINOIS STATUTORY  
Tenants by the Entirety**

LSM-11446 3883 NW

THE GRANTORS, JOSEPH A. MAZZO and HELEN T. MAZZO, husband and wife, of the Village of Westchester, County of Cook, State of Illinois, for and in consideration of Ten and 00/100s Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to GERARD LYNCH and JANE LYNCH, husband and wife, as tenants by the entirety, 828 S. Edbridge Way, St. Augustine, Florida, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

LOT 85 IN ASHLEY WOODS, BEING A SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (EXCEPT THE WEST 30 RODS OF THE NORTH 21 AND 1/3 RODS THEREOF) OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1987 AS DOCUMENT 87-546573, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes for 2016 and subsequent years not due and payable at the time of Closing; covenants, conditions and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the property

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, as tenants by the entirety forever.

Permanent Real Estate Index Number: 15-30-417-007-0000  
Address of Real Estate: 2712 Burton Dr., Westchester, IL 60154

Dated this 10th day of July, 2017



*Joseph A. Mazzo* by  
JOSEPH A. MAZZO, by ANN M. FASTERT,  
his attorney-in-fact

*Helen T. Mazzo* by  
HELEN T. MAZZO, by ANN M. FASTERT,  
her attorney-in-fact,

*Ann M. Fastert*  
his attorney-in-fact

*Ann M. Fastert*,  
her attorney-in-fact

Landtrust National Title  
120 S. LaSalle St.  
Suite 1700  
Chicago, IL 60603

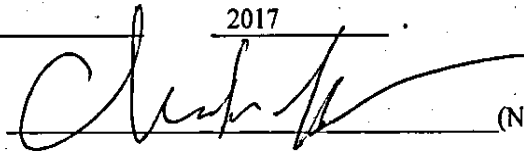
REAL ESTATE TRANSFER TAX		18-Jul-2017	
	COUNTY:	142.50	
	ILLINOIS:	285.00	
	TOTAL:	427.50	
15-30-417-007-0000		20170701685454   1-996-811-712	

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that JOSEPH A. MAZZO, by his attorney-in-fact, ANN M. FASTERT, 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 he signed, sealed and delivered the said instrument as his 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 official seal, this 10th of July, 2017

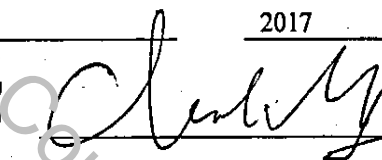
  
\_\_\_\_\_  
(Notary Public)

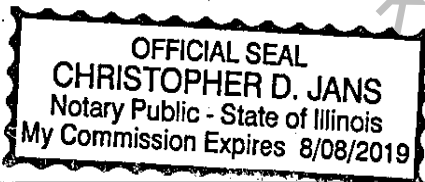


STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that HELEN T. MAZZO, by her attorney-in-fact, ANN M. FASTERT, 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 the right of homestead.

Given under my hand and official seal, this 10th of July, 2017

  
\_\_\_\_\_  
(Notary Public)



**Prepared by:**  
Fornaro Law  
1022 S. La Grange Road  
La Grange, IL 60525

**Mail to:** 16  
~~Mr.~~ Michael Wasserman PC  
Attorney at Law  
105 W. Madison Street, Suite 401  
Chicago, IL 60602

**Name and Address of Taxpayer:**  
Gerard & Jane Lynch  
2712 Burton Dr.  
Westchester, IL 60154

**TRANSFER STAMP**  
Certification of Compliance  
Village of Westchester, Illinois

SS 7/11/17