

A17-12078
WARRANTY DEED
ILLINOIS STATUTORY

UNOFFICIAL COPY

Mail to:

ARTURO MOXTHE
2422 N. NEVA AVE.
Chicago IL 60707

Doc#: 1721916088 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/07/2017 12:40 PM Pg: 1 of 2

Dec ID 20170601681949
ST/CO Stamp 0-089-947-584 ST Tax \$180.00 CO Tax \$90.00
City Stamp 0-822-877-632 City Tax: \$1,890.00

Name & Address of Taxpayer:

ARTURO MOXTHE
2422 N. NEVA AVE.
Chicago IL 60707

(Space for Recorder's Use)

THE GRANTOR(S), FRAN T. MAGLAYA and TERESITA R. MAGLAYA A.K.A. TERESITA REYES MAGLAYA,

of the CITY of CHICAGO, County of COOK State of ILLINOIS
for and in consideration of TEN (\$10.00) DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to
THE GRANTEE(S), ARTURO MOXTHE*** a single man

(Grantee's Address) 2422 N. NEVA AVE., CHICAGO, IL 60707

of the CITY of CHICAGO, County of COOK State of ILLINOIS
in the form of ownership: FEE SIMPLE

all interest in the following described real estate situated in the County of COOK, in the State of Illinois to wit:
LOT 10 IN GEORGE W. PRASSAS ADDITION TO MONT CLARE, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

***GRANTEE (PURCHASER) HEREIN IS PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR ANY SALES PRICE FOR A PERIOD OF 30 DAYS FROM THE DATE OF THIS DEED. AFTER THIS 30-DAY PERIOD, GRANTEE IS FURTHER PROHIBITED FROM CONVEYING THE PROEPRTY FOR A SALES PRICE GREATER THAN \$216,000.00 UNTIL 90 DAYS FROM THE DATE OF THIS DEED. THESE RISTRICITIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO THE GRANTEE.

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois

Permanent Index Number(s): 13-30-324-022-0000

Property Address: 2422 N. NEVA AVE., CHICAGO, IL 60707

2

UNOFFICIAL COPY

Dated this 28th day of JUNE, 2017

(Seal)

Froilan T. Maglaya (Seal)
FROILAN T. MAGLAYA

Teresita R. Maglaya (Seal)
A.K.A. TERESITA REYES MAGLAYA

Teresita Reyes Maglaya (Seal)
TERESITA R. MAGLAYA

by Froilan T. Maglaya
Her attorney
on fact

by Froilan T. Maglaya
as attorney on fact

(NOTE: Please type or print names below all signatures.)

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

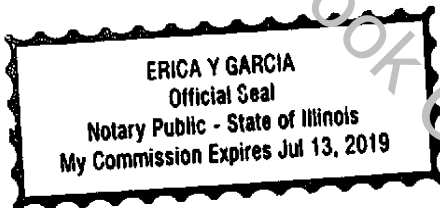
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **FROILAN T. MAGLAYA and TERESITA R. MAGLAYA A.K.A. TERESITA REYES MAGLAYA**

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, 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 28th day of JUNE, 2017.

Erica Y. Garcia
ERICA Y. GARCIA Notary Public

My commission expires: JULY 13, 2019



REAL ESTATE TRANSFER TAX 31-Jul-2017

		COUNTY:	90.00
		ILLINOIS:	180.00
		TOTAL:	270.00

13-30-324-022-0000 | 20170601681949 | 0-089-947-584

COOK COUNTY / ILLINOIS TRANSFER STAMP

Name & Address of Preparer:
ANTHONY N. PANZICA
ATTORNEY AT LAW
2510 W. IRVING PARK ROAD UNIT A
CHICAGO, IL 60618

or
Exempt under provisions of Paragraph _____
Section 4, Real Estate Transfer Tax Act.
Date: _____

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

REAL ESTATE TRANSFER TAX 31-Jul-2017



CHICAGO:	1,350.00
CTA:	540.00
TOTAL:	1,890.00 *

13-30-324-022-0000 | 20170601681949 | 0-822-877-632

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