

3/4 1802530019379
WARRANTY DEED

UNOFFICIAL COPY

THE GRANTOR, *Barbara Kosinski*, a widowed woman, of 9747 Babitt Avenue, Northridge, California, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, and other good and valuable consideration, CONVEYS and WARRANTS to *Gabriel Rivas and Rosa Rivas*, husband and wife, of 2658 North Moody Avenue, Chicago, Illinois, not as tenants in common and not as joint tenants, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: covenants, conditions restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate, and general real estate taxes not due and payable at the time of closing.

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 not in tenancy in common and not in joint tenancy, but as husband and wife, in tenancy by the entirety forever.

Address of Real Estate: 4256 N. New England Avenue, Harwood Heights, Illinois, 60706

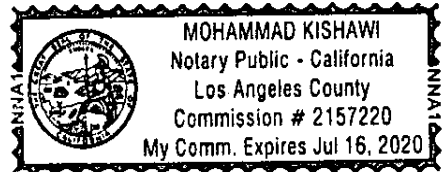
Permanent Real Estate Index Number: 13-18-314-022-0000

DATED this 24 day of May, 2018

State of CALIFORNIA
County of Los Angeles

ss.

John Kosinski
BARBARA KOSINSKI, by John Kosinski as her attorney in fact



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *John Kosinski*, 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 release and waiver of the right of homestead.

Given under my hand and official seal, this 24 day of May, 2018.

John Kosinski
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: *Robert G. Guzaldo*, Guzaldo Law Offices, 6650 North Northwest Highway, Suite 300, Chicago, Illinois 60631; 773/467-0800

AFTER RECORDING, MAIL TO:

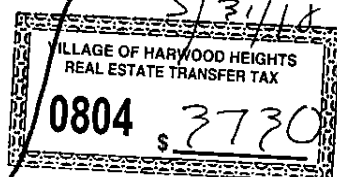
Patricia Gutierrez Pascual, Esq.
5716 West Lawrence Avenue
Chicago, Illinois 60630

SEND SUBSEQUENT TAX BILLS TO:

Gabriel Rivas
Rosa Rivas
4256 N. New England Avenue
Harwood Heights, Illinois 60706

REAL ESTATE TRANSFER TAX		07-Jun-2018
COUNTY:	ILLINOIS:	186.50
	ILLINOIS:	373.00
	TOTAL:	559.50

13-18-314-022-0000 | 20180501681769 | 1-635-605-792



Attorney's Title Fund, Inc.
1 S. Wacker Dr. Ste. 2400
Chicago, IL. 60606-4650
Recording Department

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LEGAL DESCRIPTION

LOT 144 IN VOLK BROTHERS FIRST ADDITION TO MONTROSE AND OAK PARK AVENUE SUBDIVISION IN THE SOUTH 1/2 OF SECTION 18, TOWNSHIP 40 NORTH; RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE AS PER PLAT RECORDED SEPTEMBER 9, 1925 AS DOCUMENT NUMBER 9028488, IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 4256 N. New England Avenue, Harwood Heights, Illinois 60706

Permanent Real Estate Index Number: 13-18-314-022-0000

Property of Cook County Clerk's Office

Warranty Deed

INDIVIDUAL TO INDIVIDUAL

4256 N. New England Avenue
Harwood Heights, Illinois 60706

Barbara Kosinski

to

Gabriel Rivas
Rosa Rivas