

UNOFFICIAL COPY

WARRANTY DEED



Doc# 1818734088 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/06/2018 03:53 PM PG: 1 OF 2

THIS INDENTURE WITNESSETH, that the Grantor, **James P. Triantafillo**, a single man 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 and WARRANT TO **Alex Blunt and Wanda Leung-Blunt**, husband and wife, as Tenants by the Entirety, of the County of Cook and State of Illinois, the following described real estate, to-wit:

THE NORTH 1/2 OF LOT 49 IN H.C. STONE AND COMPANY'S FIRST ADDITION TO BELMONT AVENUE TERRACE, BEING A SUBDIVISION OF THE SOUTH 1240.1 FEET OF LOT 5 IN ASSESSOR'S DIVISION FOR THE EAST 1/2 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 12-24-419-006-0000

Address of Real Estate: 3329 North Osceola Avenue, Chicago, Illinois 60634

Subject to the following restrictions: a) all taxes and special assessments for the year 2017 2nd Installment 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.

Old Republic National Title
9601 Southwest Highway
Oak Lawn, IL 60453

#1892463 1/2

CS Y
P 2
S N
SC Y
INT Y

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Dated this 26th day of June, 20 18.


James P. Triantafillo

REAL ESTATE TRANSFER TAX

05-Jul-2018



CHICAGO:	2,070.00
CTA:	828.00
TOTAL:	2,898.00 *

12-24-419-006-0000 | 20180601614319 | 2-073-545-504

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

STATE OF ILLINOIS)

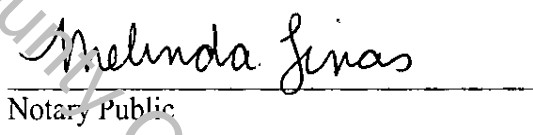
COUNTY OF COOK)

ss.

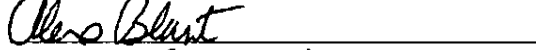
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **James P. Triantafillo**, personally known to me to be the same person whose names is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and 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 Notarial Seal this 26th day of June, 20 18.





Melinda Linas
Notary Public

Future Tax Bills to:


3329 N. OSCROA
CHICAGO IL 60634

After recording return document to:


3329 N. OSCROA
CHICAGO IL 60634

This Instrument was prepared by:
Nick Linas
5310 N. Harlem Ave., Ste. 201
Chicago IL 60656

REAL ESTATE TRANSFER TAX

06-Jul-2018



COUNTY:	138.00
ILLINOIS:	276.00
TOTAL:	414.00

12-24-419-006-0000 | 20180601614319 | 0-634-628-896