

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY



1819333011D

Doc# 1819333011 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/12/2018 10:08 AM PG: 1 OF 2

FIRST AMERICAN TITLE
FILE # 2925620

THE GRANTORS, James Magnano and Amanda Magnano, as tenants by the entirety, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Mary B. Armato, of 427 N. Prospect, Park Ridge, IL 60068, as an individual, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

PARCEL 1: LOTS 78 AND 79 IN H. ROY BERRY COMPANY'S DEVON AVENUE HIGHLANDS, BEING A SUBDIVISION OF LOT 1 IN JOHN BATTCHER ESTATE DIVISION OF THE NORTH FRACTIONAL HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NORTH HALF OF THE VACATED EAST AND WEST ALLEY LYING SOUTH OF AND ADJOINING PARCEL 1 IN H. ROY BERRY COMPANY'S DEVON AVENUE HIGHLANDS, BEING A SUBDIVISION OF LOT 1 IN JOHN BATTCHER ESTATE DIVISION OF THE NORTH FRACTIONAL HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements, acts done by or suffered through Buyer, all special governmental taxes or assessments confirmed or unconfirmed, condominium declaration and by-laws, if any, and general real estate taxes not yet 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.

Permanent Real Estate Index
Number(s):

12-02-100-003-0000

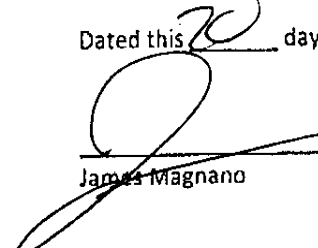
12-02-100-004-0000




CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 44758

Address(es) of Real Estate: 1200 South Western, Park Ridge, IL 60068

Dated this 20 day of June 2018


James Magnano


Amanda Magnano

REAL ESTATE TRANSFER TAX

06-Jul-2018



COUNTY:	190.00
ILLINOIS:	380.00
TOTAL:	570.00

12-02-100-003-0000

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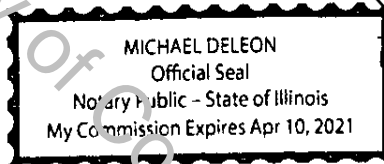
SPS
SCY
INT

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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James Magnano and Amanda Magnano, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal this 20 day of June 2018



Prepared by:
 Barbara Jones
 Attorney at Law
 501 S. Fairview Avenue
 Park Ridge, IL 60068

Mail to:
 Mary B. Armato
 1200 South Western
 Park Ridge, IL 60068

Name and Address of Taxpayer:
 Mary B. Armato
 1200 South Western
 Park Ridge, IL 60068