

BW1804323(1 of 4)

WARRANTY DEED Statutory (Illinois) **UNOFFICIAL COPY**

Mail To:
Mr. Mark Edison, Attorney at Law
1415 W. 22nd Street, Tower Floor
Oak Brook, IL 60523

Doc#: 1824819256 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/05/2018 10:40 AM Pg: 1 of 4

Dec ID 20180801659283
ST/CO Stamp 0-619-233-440 ST Tax \$230.00 CO Tax \$115.00

This document prepared by:
Ana M. Mencini & Associates, P.C.
550 E. Devon Avenue, Suite 160
Itasca, IL 60143

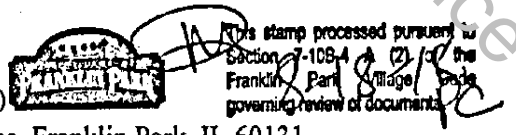
The Grantors, **PEGGY BIRSE n/k/a PEGGY O'NEILL**, a divorced woman,* of the City of Palm Beach Gardens, County of Palm Beach, State of Florida, **MICHAEL O'NEILL**, a married man,* of the City of Rohnert Park, County of Sonoma, State of California, **MAUREEN RICE**, a divorced woman,* of the Village of Franklin Park, County of Cook, State of Illinois, **JANICE ROMANO**, a married woman,* of the Village of Franklin Park, County of Cook, State of Illinois, and **BILL O'NEILL**, a married man,* of the City of Elgin, County of Kane, State of Illinois for and in consideration of ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, conveys and warrants to Grantee, **MISAEEL ARROYO**, a married man, of 4118 W. Oakdale Avenue, Chicago, IL 60641, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 26, IN FRANK-LON HOME INC., UNIT 4, BEING A SUBDIVISION OF THAT PART LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO, MINNEAPOLIS AND SAULT ST. MARIE RAILWAY COMPANY OF THE SOUTH HALF (1/2) OF THE SOUTH HALF (1/2) OF THE NORTHWEST FRACTIONAL QUARTER (1/4) OF FRACTIONAL SECTION 22, TOWN 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 forever.

***NOT A HOMESTEAD PROPERTY TO ANY OF THE SELLERS**

Permanent Index Number: 12-22-102-001-0000
Address of Real Estate: 9543 Nichols Avenue, Franklin Park, IL 60131



Dated this 17th day of August, 2018.

REAL ESTATE TRANSFER TAX		30-Aug-2018
	COUNTY:	115.00
	ILLINOIS:	230.00
	TOTAL:	345.00
12-22-102-001-0000		20180801659283 0-619-233-440

COOK COUNTY RECORDER
118 N. CLARK, ROOM 120, CHICAGO, ILLINOIS 60602

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

UNOFFICIAL COPY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

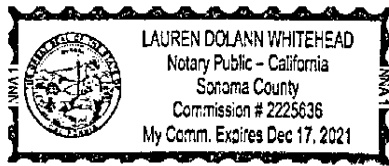
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Sonoma }

On 8/8/18, before me, Lauren Dolann Whitehead, Notary Public,
personally appeared Michael Allen Oneill

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE Lauren Dolann Whitehead

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Warranty deed

Document Date: 8/8/18 Number of Pages: _____

Signer(s) Other than Named Above: _____

UNOFFICIAL COPY

Maureen Rice
Maureen Rice

Janice Romano
Janice Romano

Bill O'Neill a/k/a William O'Neill
Bill O'Neill a/k/a William O'Neill

STATE OF ILLINOIS)
) ss
COUNTY OF DUPAGE)

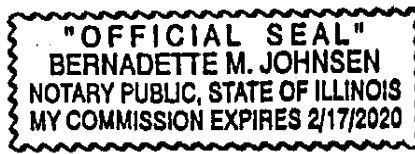
I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that MAUREEN RICE, personally known to me to be the same person whose name (s)he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered the said instrument as his/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 17th day of August, 2018.

My Commission expires 2/17/2020

Bernadette M. Johnson

Notary Public



STATE OF ILLINOIS)
) ss
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that JANICE ROMANO, personally known to me to be the same person whose name (s)he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered the said instrument as his/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 17th day of August, 2018.

My Commission expires 2/17/2020

Bernadette M. Johnson

Notary Public



STATE OF ILLINOIS)
) ss
COUNTY OF DUPAGE)

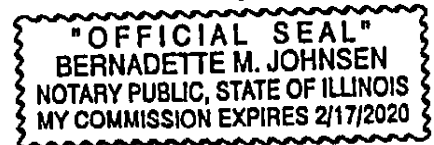
I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that BILL O'NEILL A/K/A WILLIAM O'NEILL, personally known to me to be the same person whose name (s)he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered the said instrument as his/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 17th day of August, 2018.

My Commission expires 2/17/2020

Bernadette M. Johnson

Notary Public



Mail Future Tax Bills to: Mr. Misael Arroyo
9543 Nichols Avenue
Franklin Park, IL 60131

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; and subject only to real estate for 2018 and subsequent years