

# UNOFFICIAL COPY

## WARRANTY DEED Statutory (Illinois)

Doc#: 1825555084 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/12/2018 09:50 AM Pg: 1 of 2

Dec ID 20180801666720  
ST/CO Stamp 1-619-382-432 ST Tax \$190.00 CO Tax \$95.00

Mail to:

Crystal Svirer Esq.  
1155 Willow Ln  
Northbrook, IL 60062

Name & address of taxpayer:

Guadalupe Magana  
7655 LeClair Ave.  
Burbank, IL 60459

THE GRANTOR(S) Efrain Sandoval Cardenas, married to Teresa Sandoval of the Village of Streamwood, County of DuPage and State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to Guadalupe Magana, single woman of 7655 LeClair Ave, Burbank, IL 60459 all interest in the following described real estate situated in the County of DuPage, in the State of Illinois, to wit:

LOT 23 IN BLOCK 2 IN FREDERICK H. BARTLET'S THIRD ADDITION TO GREATER 79TH STREET SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

*Subject to the real estate taxes not yet due or payable and subsequent years, covenants, conditions, restrictions, and special assessments confirmed after the date of the contract, if any, easements of records, building lines, zoning ordinances, public right of ways for roads and highways.*

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND HOLD said premises in fee simple forever.

The undersigned, Teresa Sandoval, Being the spouse of the Grantor, hereby waives all present or future interest, right and title which he/she may currently possess or acquire in the future in the property out of his/her homestead rights, marital property rights, curtesy or dower. If any property interest is created through operation of law or otherwise, the undersigned, agrees that this instrument is consented to and is valid as to the entire parcel.

Permanent index number(s) 19-28-406-018-0000

Property address: 7655 LeClair Ave, Burbank, IL 60459

DATED this 23 day of August, 2018.

*\*Leclair*

Efrain Sandoval Cardenas  
Efrain Sandoval Cardenas  
Teresa Sandoval  
Teresa Sandoval, executed solely for the purpose of waiving homestead rights

FIDELITY NATIONAL TITLE  
0018017668  
*Pollocky 1/22*

# UNOFFICIAL COPY

## WARRANTY DEED Statutory (Illinois)

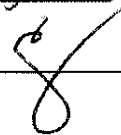
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Efrain Sandoval Cardenas, married to Teresa Sandoval

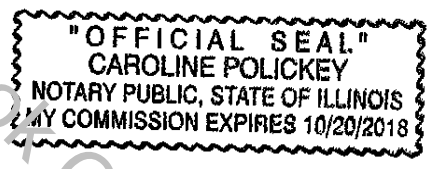


personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.



Given under my hand and official seal this 23 day of August, 2018.

Commission expires: 10/20/18

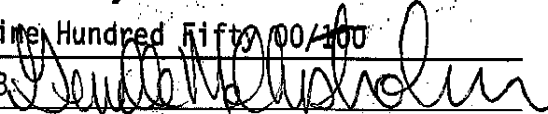
  
\_\_\_\_\_  
Notary Public



Recorder's Office Box No.

| REAL ESTATE TRANSFER TAX  |                | 11-Sep-2018   |
|---|----------------|---------------|
|  | COUNTY:        | 95.00         |
|  | ILLINOIS:      | 190.00        |
|   | TOTAL:         | 285.00        |
| 19-28-406-018-0000  | 20180801666720 | 1-519-382-432 |

**NAME AND ADDRESS OF PREPARER:**  
Ryan Waite  
Law Office of Ryan Waite  
800 Farley Ave  
Downers Grove, IL 60516

City of Burbank  
\$ 950.00 Nine Hundred Fifty 00/100  
9-10-2018   
Real Estate Transaction Stamp