

UNOFFICIAL COPY



Doc# 1825746013 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/14/2018 03:06 PM PG: 1 OF 3

WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor(s), **Kathleen Beristain, divorced and not since remarried and Karen Noonan, a single person**, 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(S) and WARRANT(S) TO **Claudia C. Ortiz, a married woman**, of **1235 Jackson St, Rockford, IL 61107**, the following described real estate, to-wit:

**Lots 1 and 2 in Central Resubdivision of Lst 45 (except the East 30 feet thereof) in William H. Britgan's Marquette Park Highlands, being a Subdivision of that part of the West 4 of the Northeast 1/4 (Except West 50 feet thereof) of Section 26, Township 38 North, Range 13, East of the Third Principal Meridian, lying North of a line drawn 8 feet South of and parallel to the North line of the South 3/16ths of said West 1/2 of the Northeast 1/4 of Section 26, in Cook County, Illinois.**

Permanent Real Estate Index Number: 19-26-200-048-0000 and 19-26-200-049-0000

Address of Real Estate: 3552 W. 71<sup>st</sup> Pl., Chicago, IL 60629

Subject to the following restrictions: a) general real estate taxes not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record, building lines and easements for the use of public utilities.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

USI

Dated this 10<sup>th</sup> Day of September, 2018

19409190

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Kathleen Beristain

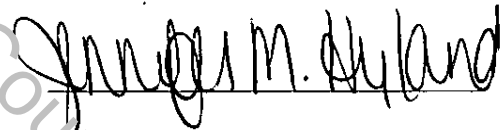
STATE OF Illinois

COUNTY OF Cook ) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT , **the above signed individual(s)**, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 Notarial Seal this 16 day of September, 2018.



  
Notary Public

This Instrument was prepared by:



Russell F. Kazda  
17112 S. Oak Park Avenue  
Tinley Park, IL 60477

REAL ESTATE TRANSFER TAX		11-Sep-2018
	CHICAGO:	1,725.00
	CTA:	690.00
	TOTAL:	2,415.00 *

19-26-200-048-0000 | 20180901676583 | 1-453-150-368

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

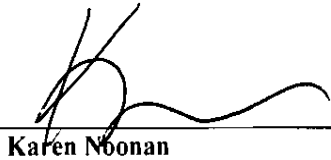
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REAL ESTATE TRANSFER TAX		11-Sep-2018
	COUNTY:	15.00
	ILLINOIS:	230.00
	TOTAL:	345.00

19-26-200-048-0000 | 20180901676583 | 0-916-279-456

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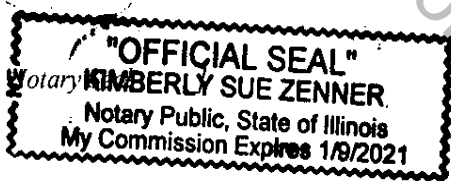
  
Karen Noonan

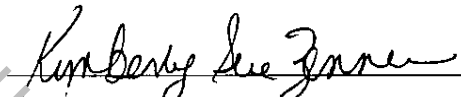
STATE OF ILLINOIS

COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, **the above signed individual(s)**, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 Notarial Seal this 24 day of August, 2018.



  
Notary Public

This Instrument was prepared by:

Russell F. Kazda  
17112 S. Oak Park Avenue  
Tinley Park, IL 60477

Future Tax Bills to:

Gladys Cortiz  
3552 W 71st Pl  
Chgo IL 60629

After recording return document to:

C Tranouranis  
9631 W 153rd St  
Suite 55  
Oakland Park IL 60462