

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS

14 79636



1830434045D

Doc# 1830434045 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/31/2018 01:23 PM PG: 1 OF 3

(The Above Space for Recorder's Use Only)

THE GRANTOR Dawn Martensen, a married woman* for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Pablo Fonseca and Maria Fonseca of 4542 N Moblie Ave, Chicago, IL 60630, To have hand hold as (strike two):

- a) Tenants by the Entirety
- b) ~~Tenants in Common~~
- c) ~~Joint Tenants~~

X Husband & wife

the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

*This is not homestead property to Dawn Martensen and Spouse.

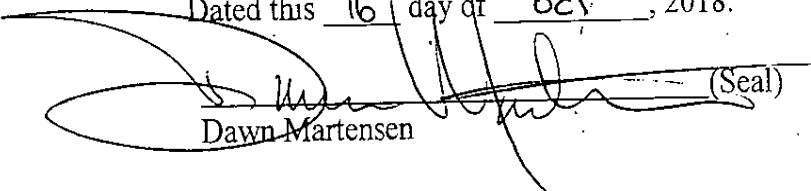
Permanent Index Number(s): 12-27-428-023-0000

Property Address: 2406 Leyden Ave, River Grove, IL 60171

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2018 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 16 day of Oct, 2018.


Dawn Martensen

(Seal)

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3

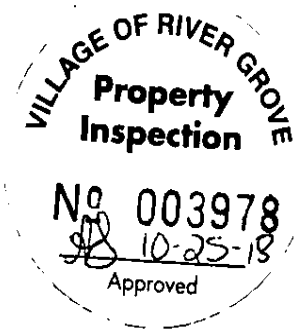
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STATE OF ILLINOIS)
) SS,
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Dawn Martensen personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered in the instrument as 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 notarial seal, this 16 day of OCT, 2018.

Notary Public



THIS INSTRUMENT PREPARED BY
Santana Law Office, PC
236 E. North Ave.
Northlake, IL 60164

MAIL TO:

Richard Kim
8930 Waukegan Rd. #210
Morton Grove, IL 60053

SEND SUBSEQUENT TAX BILLS TO:

Pablo & Maria Fonseca
2406 N Leyden Ave
River Grove, IL 60171

REAL ESTATE TRANSFER TAX



31-Oct-2018

COUNTY: 90.00
ILLINOIS: 180.00
TOTAL: 270.00

12-27-428-023-0000

20181001608391 | 0-017-726-624

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Exhibit A

H79636

LOT 11 IN BLOCK 13 IN RHODES AND CLARKE'S SUBDIVISION OF 76.65 ACRES IN THE SOUTHWEST 1/4 OF SECTION 26, SOUTH OF THE INDIAN BOUNDARY LINE AND IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS

P.I.N. 12-27-428-023-0000

C/K/A 2406 LEYDEN AVENUE, RIVER GROVE, ILLINOIS, 60171

Property of Cook County Clerk's Office