



WARRANTY DEED

Statutory Illinois  
(Individual to Individual)

Doc# 1834533084 Fee \$40.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/11/2018 11:42 AM PG: 1 OF 2

Mail to:

~~GREGORY BRATKO~~  
~~ALMA FRANCO ALMANZA~~  
The Gunderson Law Firm, LLC  
2155 W. Roscoe St. #1-5 Chicago, IL  
60618

Send Subsequent Tax Bills to:

GREGORY BRATKO  
ALMA FRANCO ALMANZA  
410 S. 17th Ave  
Maywood, IL 60153

THE GRANTOR(S), KH ~~LILAH J. MADDOX~~ married to ~~KENYATA MADDOX~~, of 410 S. 17th Avenue, Maywood, Illinois 60153, of the County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) AND NO/100 DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to GRANTEE(S) ~~ALMA FRANCO ALMANZA~~ and ~~GREGORY BRATKO~~, as joint tenants of 3917 W. Cornelia, Chicago, Illinois 60618, of the County of Cook, State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, as Tenants in Common as Joint Tenants as Tenants by The Entireties. \*Alma Delia Franco Almanza, unmarried woman

\*\*unmarried man  
LOT 2 IN BLOCK 18 IN THE SUBDIVISION OF BLOCKS 15, 16, 17, AND 18 OF LOTS 1 AND 2, IN BLOCK 21 IN PROVISO LAND ASSOCIATION'S ADDITION TO MAYWOOD IN SECTION 10, TOWNSHIP 39 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.

SUBJECT TO: Building lines: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Permanent Index Number(s): 15-10-315-012-0000

Address of Real Estate: 410 S. 17th Avenue, Maywood, Illinois 60153 **FIRST AMERICAN TITLE**

Dated on November 30, 2018

FILE # 2945802

*Khalilah Maddox*  
\_\_\_\_\_  
(Seal)  
KHALILAH J. MADDOX

*Kenyata Maddox*  
\_\_\_\_\_  
(Seal)  
KENYATA MADDOX

192  
S Y  
P 2  
S N  
SC Y  
INT 18

# UNOFFICIAL COPY

STATE OF ILLINOIS  
COUNTY OF COOK

] ss.  
]

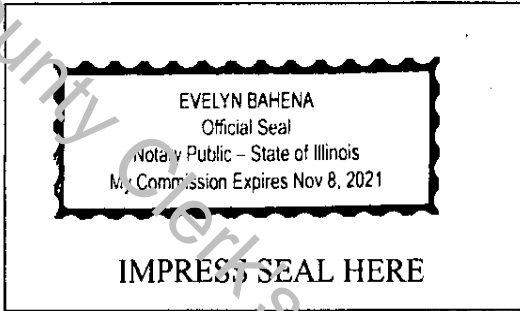
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **KHALILAH J. MADDOX** and **KENYATA MADDOX**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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 notarial seal, this 30<sup>th</sup> day of November, 2018.

*Evelyn Bahena*  
NOTARY PUBLIC

My commission expires on Nov 8, 2021

This instrument was prepared by:  
Attorney Karen M. Walker  
3353 S. Prairie Avenue, 1<sup>st</sup> Flr.  
Chicago, Illinois 60616



\*If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights

**REAL ESTATE TRANSFER TAX**

		COUNTY:	06-Dec-2018
		ILLINOIS:	86.25
		TOTAL:	172.50
			258.75

15-10-315-012-0000 | 20181101647610 | 0-518-040-224

VILLAGE OF MAWMOON

\$ 692.00

Real Estate Transfer Tax Paid

*SK* 11/20/18