



Doc# 1835304009 Fee \$40.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/19/2018 11:46 AM PG: 1 OF 2

**WARRANTY DEED**

Statutory (Illinois)  
(Corporation to Individuals)

**THE GRANTOR**, Breaking Ground, Inc of Chicago, Illinois for and in consideration of Ten and No/100 (\$10.00)-----DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to PABLO VALENTIN, a ~~Single~~<sup>Married</sup> Person of 1244 Lombard Avenue, Berwyn, IL the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 5 IN BLOCK 8 IN W. J. KAISER AND COMPANY'S ARCADIA PARK, A SUBDIVISION OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13 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.

Subject To: General real estate taxes not due and payable at the time of closing and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property.

**Permanent Real Estate Index Number(s):** 16-20-126-025-0000

**Address of Real Estate:** 1510 Lombard Avenue, Berwyn, IL 60402

DATED this 3rd day of December, 2018

Jeff Dennis  
Jeff Dennis, President  
Breaking Ground, Inc.

**FIRST AMERICAN TITLE**  
FILE # 2944652  
(1 of 4)

**REAL ESTATE TRANSFER TAX** 10-Dec-2018



COUNTY: 102.50  
ILLINOIS: 205.00  
TOTAL: 307.50

16-20-126-025-0000 | 20181101643391 | 1-687-689-888

THE CITY OF REAL ESTATE  
BERWYN, IL TRANSFER TAX

ap. 12.5.18 \$ 2050.00

COLLECTOR'S OFFICE

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# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeff Dennis, President Breaking Ground, Inc., 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 acknowledge that she signed, sealed and delivered the said 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 official seal, this 3rd day of December, 2018.

Commission expires: 02/02/20



Jonathan Ramirez  
Notary Public

MAIL TO:

Pablo Valentin  
1510 Lombard Avenue  
Berwyn IL 60402

MAIL TAX BILL TO:

Pablo Valentin  
1510 Lombard Ave.  
Berwyn IL 60402