

UNOFFICIAL COPY

Doc#: 1914108070 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/21/2019 11:21 AM Pg: 1 of 3

WARRANTY DEED

AFTER RECORDING MAIL TO:

Theresa L. Panzica
Attorney at Law
2510 W. Irving Park Rd., Suite A
Chicago IL 60618

Dec ID 20190401646632
ST/CO Stamp 0-480-251-808 ST Tax \$215.00 CO Tax \$107.50

MAIL REAL ESTATE TAX BILL TO:

Juan Martinez-Oblea
2913 N. Derrough Ave.
Melrose Park, IL 60164

*196NW 210 62 WS
1078*

THE GRANTORS: Sean H. Milnes and Melissa L. Miles, husband and wife, of 2913 N. Derrough Ave., Melrose Park, IL 60164, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Juan Martinez-Oblea, an unmarried man of _____ to have and to hold the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 2913 N. Derrough Ave., Melrose Park, IL 60164
PIN: 12-30-213-011-0000 *(UNINCORPORATED)*

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

REAL ESTATE TRANSFER TAX

14-May-2019



COUNTY:	107.50
ILLINOIS:	215.00
TOTAL:	322.50

12-30-213-011-0000

| 20190401646632 | 0-480-251-808

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DATED this 10 day of May, 2019.

[Signature]
Sean H. Milnes

[Signature]
Melissa L. Miles

STATE OF IL)
COUNTY OF COOK)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Sean H. Milnes and Melissa L. Miles, 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 individually acknowledged that they signed and delivered the said 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 official seal this 10 day of May, 2019.

[Signature]
Notary Public

NAME AND ADDRESS OF PREPARER:
James M. Pauletto
Attorney at Law
220 E. North Ave.
Northlake, IL 60164



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DEPARTMENT OF BUILDING AND ZONING
OF COOK COUNTY, ILLINOIS

TIMOTHY BLEUHER
COMMISSIONER OF BUILDING AND ZONING
OF COOK COUNTY



ZONING CERTIFICATE

ZC-190136

RUBINA ALAM
ZONING
ADMINISTRATOR

DATE RECEIVED

4/9/2019

FEE
\$100.00 PAID
VALID FOR 180 DAYS

APPLICANT & OWNER CONTACT INFORMATION

OWNER NAME: Sean & Melissa Milnes

OWNER ADDRESS: 2925 Derrough Ave CITY: Melrose Park ZIP: 60164

PHONE: 708-323-0305 EMAIL: shmilnes@gmail.com

The applicant is the same as the owner

APPLICANT NAME: Valerie Ignoffo

COMPANY / FIRM NAME: _____

APPLICANT ADDRESS: _____ CITY: _____ ZIP: _____

PHONE: 847-455-5143 EMAIL 1: val@valgreg.com EMAIL 2: _____

PROPERTY DATA

REAL ESTATE INDEX NUMBER (PIN) 12-30-213-011-0000 CONSOLIDATED PARCEL: Yes No

ADDITIONAL PINS

STREET ADDRESS: 2913 Derrough Ave Melrose Park, IL 60164

ZONING DISTRICT: R5 Single Family Residential District TOWNSHIP: Leyden

APPROXIMATE LOT AREA: 10,860 Sq. Ft. SURVEY PROVIDED? No Yes (See Attached)

BUILDING INVENTORY: Single Family Residence with Detached Garage
Shed

PARKING: 2-Vehicles

PLUMBING INFORMATION: Public Water Public Sewer Private Well Private Septic Unknown

Floodplain: Yes No DESCRIPTION: _____

COOK COUNTY RECORD DATA

OPEN PERMITS: Yes No DESCRIPTION: _____

OPEN VIOLATIONS: Yes No DESCRIPTION: _____

PAST ZONING CASES: Yes No DESCRIPTION: _____

BUSINESS OCCUPANCY: Yes No DESCRIPTION: _____

PERMITTING

Before starting any construction projects please visit the Cook County Building and Zoning Website for permit requirements or contact info.bnz@cookcountyil.gov to determine if a building permit is required.

Certain construction project (such as driveway replacements) require additional permitting from the township when there is potential impact to public right-of-way.

**** THIS LETTER OF ZONING COMPLIANCE IS NOT A BUILDING PERMIT ****