UNOFFICIAL C

WARRANTY DEED Statutory (Illinois)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

ATA / GMT Title Agency 1550 Spring Road, Suite 108 Oak Brook, 15052

Doc#, 1933813018 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds Date: 12/04/2019 10:07 AM Pg: 1 of 2

Dec ID 20191101655738

ST/CO Stamp 1-376-139-616 ST Tax \$385.00 CO Tax \$192.50

Above Space for recorder's use only

THE GRANTORS, LEWIS P. GARCIA and ANDREA M. GARCIA, Husband and Wife, of the City of Westchester, State of Illinus, County of Cook, for and in consideration of TEN (\$10.00) and no/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to the GRANTEES:

MATINA GIANNOPOULOS and in the last CAMPOS, in Joint Tenancy, (7831 N. Octavia, Niles, IL 60714)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lot 15 in Tai Pan Development Company Subdivision No. 2, being a Subdivision of part of the South 3/4 of the South 1/2 of Section 29, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

the aforesaid property is not homestead property under the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: real estate property taxes for the year 2020, covenants, easements, and TRANSFER STAMP conditions of record.

Certification of Compliance Permanent Real Estate Index Number(s): 15-29-326-015-0000 Address of Real Estate: 3008 Becket Avenue, Westchester, IL 60154 Village of Westchester, Illinois

day of November, 2019.

(SEAL)

1933813018 Page: 2 of 2

UNOFFICIAL COPY

STATE OF ILLINOIS)
SS.
COUNTY OF COOK)

I, James E. Thompson, a notary public in and for said County and State aforesaid, do hereby certify that, Lewis P. Garcia and Andrea M. Garcia, 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 said instrument as their free and voluntary act for the uses and purposes therein set forth.

GIVENPurser my hand and official seal this 23 day of November, 2019.

Notary Public

Commission Expires:

10/1/23

[SEAL-

OFFICIAL SEAL
JAMES E THOMPSON
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/01/23

THIS INSTRUMENT WAS PREPARED BY:

Attorney James E. Thompson Gottreich Grace & Thompson 311 W. Superior Street, Suite 215 Chicago, IL, 60654 AFTER RECORDING RETURN TO:

Mr Kirk Langefeld
Hawbecker & Garver
26 Blain e Street
Hinsdale, II, 50521

SEND SUBSEQUENT TAX BILLS TO: Martina Giannopoulos and Michael L. Campos 3008 Becket Avenue Westchester, IL 60154