

# UNOFFICIAL COPY

## Warranty DEED ILLINOIS STATUTORY

Doc#: 2001046109 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 01/10/2020 11:35 AM Pg: 1 of 3

Dec ID 20200101688173  
ST/CO Stamp 1-661-422-944 ST Tax \$20.00 CO Tax \$10.00

MAIL TO:

ANS

NAME & ADDRESS OF  
TAXPAYER:

**Pilar Castro**  
**Rosilo Castro**  
414 N. 3<sup>rd</sup> Av.,  
Villa Park, IL 60181

RECORDER'S STAMP

# 196 191420641021  
THE GRANTOR(S), **James W. Romine**, as sole heir of **Virginia L. Romine**, for and in consideration of 10.00 DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANTS to **Pilar Castro and Rosilo Castro**, (GRANTEE'S ADDRESS) 414 N. 3<sup>rd</sup> Av., Villa Park, IL 60181, all interest in the following described real estate, in Joint Tenancy, situated in the County of Cook, in the State of Illinois, to wit:

LOT 51 IN BLOCK 1 IN SANDRA HEIGHTS, A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, (EXCEPT THAT PART LYING SOUTH OF THE MICHIGAN CENTRAL RAILROAD, AND EXCEPT THE NORTH 33 FEET DEDICATED FOR STREET, AND EXCEPT 66 FOOT STRIP DEDICATED FOR HICKORY STREET) ALL IN TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 24, 1958 AS DOCUMENT 17330419, IN COOK COUNTY, ILLINOIS.

NOTE: If additional space is required for legal attach on a separate 8-1/2"x 11 Sheet; with a minimum of 1/2" clear margin on all sides.

This is not Homestead Property. Subject to 2019 Real Estate Taxes.

Permanent Real Estate Index Number(s): 32-19-318-034-0000

Address: 599 W. 16th Pl, Chicago Heights, IL 60411

Dated this 25 day of September, 2019.

James Romine (Seal)  
**James W. Romine, as sole heir of Virginia L. Romine**

Chicago Title

CITY OF CHICAGO  
HGTS. TRANSFER TAX

80 DOLS 00 CTS

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

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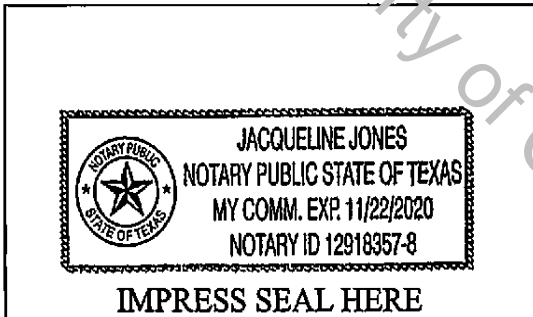
STATE OF TEXAS } ss.  
COUNTY OF Harris }

I, the undersigned, a notary public in and for said County, in the State aforesaid, CERTIFY **James W. Romine**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as a 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 25 day of the month September, 2019.

Jacqueline Jones  
Notary Public

My commission expires on November 22, 2020.



\_\_\_\_\_ County -- ILLINOIS TRANSFER STAMP

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

Prepared by:  
Jose A. Villagrana, Atty at Law  
273 Morgan Valley Dr.  
Oswego, IL 60543

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
\_\_\_\_\_ SECTION 31-45, OF THE ILLINOIS REAL  
ESTATE TRANSFER ACT

\_\_\_\_\_  
Date Signature of Buyer, Seller or Representative

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55ILCS 5/3-5022).

	TO		FROM	
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**WARRANTY DEED**  
ILLINOIS STATUTORY

# UNOFFICIAL COPY

## CITY OF CHICAGO HEIGHTS DEPARTMENT OF CODE ENFORCEMENT CERTIFICATE OF OCCUPANCY

STATUS: Temporary Approval

PROPERTY ADDRESS: 599 W. 16<sup>th</sup> Place  
PIN: 32-19-318-034  
NAME: Rosilo Castro  
ADDRESS: 414 W. 3<sup>rd</sup> Avenue  
Villa Park, IL 60181

**A. EXISTING STRUCTURE INSPECTION:**

DESCRIPTION: Point of sale – same use

USE/OCCUPANCY: Residential – R1

CODE EDITION: ICC International Property Maintenance 2012

**B. CONSTRUCTION USE FOR ANY CONSTRUCTION OR REPAIRS:**

BUILDING PERMIT REQUIRED

CONTRACTORS TO BE LICENSED IN THE CITY OF CHICAGO HEIGHTS  
INSPECTIONS REQUIRED

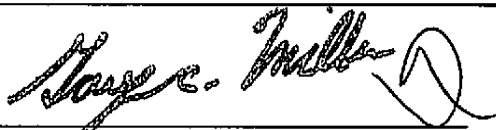
SPRINKLERS REQUIRED: YES/NO

**C. RENTAL/INCOME PROPERTY/CRIME FREE HOUSING:**

**WARNING:** Failure to utilize the Chicago Heights Crime Free Lease Addendum can result in a \$750 fine PER DAY for non-compliance. Please submit your signed crime free lease addendum within 10 business days of accepting a new tenant to avoid this fine. Any questions related to crime free housing please contact the Police Dept. @ 708-756-6333.

**D. ESCROW FOR REPAIRS:**

Escrow of \$600.00 and has 180 days after closing to complete work. NO occupancy until work is completed and a re-inspection is performed and approved. If work is not completed by time allowed, escrow will be released to the City of Chicago Heights.



GARY MILLER  
DIRECTOR OF CODE ENFORCEMENT

DATE: 11/22/2019