

FIRST AMERICAN TITLE
FILE # 2988284

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Doc#: 2002449079 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/24/2020 11:23 AM Pg: 1 of 4.

Dec ID 20200101695277
ST/CO Stamp 0-538-020-704

WARRANTY DEED

AFTER RECORDING MAIL TO:

Maria I. Sanchez
596 Arlington St.
Hoffman Estates, IL 60169

MAIL REAL ESTATE TAX BILL TO:

Maria I. Sanchez
596 Arlington St.
Hoffman Estates, IL 60169

THE GRANTOR: Maria I. Sanchez, unmarried, of 596 Arlington St. Hoffman Estates, IL 60169, 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 Maria I. Sanchez and Uriel Serna-Silva, to have and to hold the following described real estate situated in the County of Cook in the State of Illinois to wit:

**S. Serna and Lida Sanchez Serna, husband and wife*
See Attached Legal Description

Commonly known as: **596 Arlington St., Hoffman Estates, IL 60169**
PIN: **07-14-305-036-0000**

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.

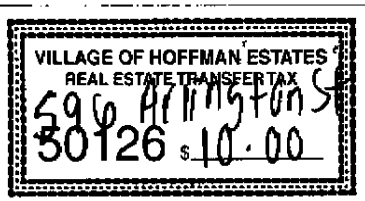
DATED this 20th day of Dec, 2019.

Maria I. Sanchez

Maria I. Sanchez

Exempt under provisions of
Paragraph 2 Section 31-45,
Real Estate Transfer Tax Act.
Date 12-20-19

Buyer, Seller, or Representative



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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 **Maria I. Sanchez**, 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 individually acknowledged that he/she signed and delivered the said instrument as his/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 20th day of Dec, 2019.



Notary Public

NAME AND ADDRESS OF PREPARER:
Steven L. Nicholas, Esq.
Piercey & Associates, Ltd.
Attorney at Law
1525 S. Grove Ave., Suite 204
Barrington, IL 60010



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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 30 IN BLOCK 126 IN HOFFMAN ESTATES X, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 1960 AS DOCUMENT NO. 17769918, IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS.

Permanent Index #'s: 07-14-305-036-0000 (VOL. 187)

Property Address: 596 Arlington Street, Hoffman Estates, Illinois 60169

Property of Cook County Clerk's Office



First American

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First American Title Insurance Company
2300 Barrington Road, Suite 120

Hoffman Estates, IL 60169
Phone: (847)885-2849
Fax: (866)524-1656

STATEMENT BY GRANTOR AND GRANTEE

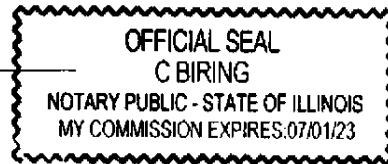
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: December 20, 2019

Signature: Mari L. Pandy
Grantor or Agent

Subscribed and sworn to before me by the said Agent, affiant, on December 20, 2019.

Notary Public [Signature]



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: December 20, 2019

Signature: Mari L. Pandy
Grantee or Agent

Subscribed and sworn to before me by the said Agent, affiant, on December 20, 2019.

Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)