

# UNOFFICIAL COPY

Doc#: 2012521239 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/04/2020 01:49 PM Pg: 1 of 2

Dec ID 20200401657545  
ST/CO Stamp 1-075-525-856 ST Tax \$177.50 CO Tax \$88.75

ATA / GMT Title Agency  
1550 Spring Road, Suite 108  
Oak Brook, IL 60523

File # 20694292 IL

## WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor(s), <sup>married to Annmarie Zaruszk</sup> Kyle Zaruszk, Franklin Park, IL for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Jorge Montes, single man of Melrose Park, IL, of the following described real estate, to-wit:

LOT 44 (EXCEPT THE SOUTH 5 FEET THEREOF) AND LOT 45 (EXCEPT THE NORTH 5 FEET THEREOF) IN BLOCK 62 IN THIRD ADDITION TO FRANKLIN PARK, IN SECTIONS 21 AND 28, TOWNSHIP 30 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 12-21-322-055-0000

Address of Real Estate: 3239 George St Franklin Park, IL 60131

Subject to the following restrictions: a) all taxes and special assessments for the year 2019 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

# UNOFFICIAL COPY

Dated this 9 Day of April, 2020

Ann Marie Zaruszk

Annmarie Zaruszk

\*for the purpose of waiving marital rights

Kyle Zaruszk

Kyle Zaruszk

STATE OF Illinois )

COUNTY OF COOK ) ss.

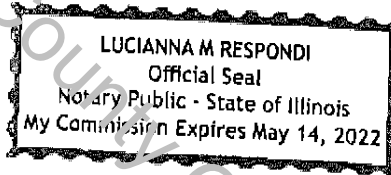
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT , the Annmarie Zaruszk and Kyle Zaruszk, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged 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 Notarial Seal this 9 day of April, 2020.

Lucianna M Respondi

This Instrument was prepared by:

Watkins Legal Group  
2 E. 22<sup>nd</sup> Street,  
Suite 105  
Lombard, IL 60148



Future Tax Bills to:

After recording return document to:

JORGE MONTES

JORGE MONTES

137 N Prater

137 N. Prater

Northlake IL 60164

Northlake IL 60164