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PT 20-56098 (112)
The CKB Firm
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Doc#: 2014946014 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/28/2020 08:26 AM Pg: 1 of 3

Dec ID 20200301634150
ST/CO Stamp 1-490-681-696 ST Tax \$261.00 CO Tax \$130.50

After Recording Return To:

ATTORNEY SIOBHAN MURPHY
100 N. Prospect
PARK RIDGE, IL 60068

Send Subsequent Tax Bills To:

JUAN CARLOS RODRIGUEZ
MELISA MILAGROS ARCE
3428 CLARENCE AVENUE
BERWYN, IL 60402

WARRANTY DEED

THIS INDENTURE made this 28th day of February, 2020, between Sellers, Charles Triesenberg Fox and Kaylyn Fox, Husband and Wife ("Grantors"), and Purchasers, Juan Carlos Rodriguez, Milagos and Melisa Arce, As tenants by entirety ("Grantees") of Cicero, County of Cook, Illinois

WITNESSETH, the Grantors, in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents do REMISE, RELEASE, ALIEN, CONVEY and WARRANT unto Grantees, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE "EXHIBIT A" (LEGAL DESCRIPTION) ATTACHED HERETO AND MADE A PART HEREOF.

COMMONLY KNOWN AS: 3428 Clarence Avenue, Berwyn, IL 60402


Together with all hereditaments and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantors, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto Grantees, their heirs and assigns forever.

TAX PARCEL IDENTIFICATION NUMBER(S): 16-31-232-022-0000

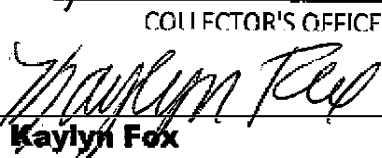
ADDRESS OF REAL ESTATE: 3428 Clarence Avenue, Berwyn, IL 60402

IN WITNESS WHEREOF, the Sellers have caused their names to be signed to these presents,

Dated this 28th day of February, 2020

THE CITY OF  REAL ESTATE
BERWYN, IL TRANSFER TAX
Of 3.9.2020 \$2610.00
COLLECTOR'S OFFICE

X 
By: Charles Triesenberg Fox

X 
By: Kaylyn Fox

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State of)
) SS.
 County of)

The undersigned, a Notary Public in and for said County, in the aforesaid, do hereby certify that Charles Triezenberg Fox and Kaylyn Fox, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 28th day of February, 2020.

Magdalena Munger
 NOTARY PUBLIC



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EXHIBIT "A"

LOT 46 AND THE SOUTH 10 FEET OF LOT 47 IN BLOCK 7 IN BALDWIN'S SUBDIVISION OF BLOCKS 3, 14, 19, 30, 31, 33, AND THOSE PARTS OF 32ND AND 35TH STREETS LYING BETWEEN BALDWIN IN HIAWATHA AVENUES IN LAVERGNE, IN SECTION 31, TOWNSHIP 39 RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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