

UNOFFICIAL COPY

Doc# 2022620330 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/13/2020 03:22 PM Pg: 1 of 3

Warranty Deed General

Dec ID 20200601612901
ST/CO Stamp 1-552-194-272 ST Tax \$188.00 CO Tax \$94.00

ILLINOIS

Chicago Title

CT206NUCIS03INC 1/2 ECA

Above Space for Recorder's Use Only

THE GRANTOR THR Property Illinois L.P., a Delaware limited partnership, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Richard Guzman, a single man of 8311 W Berwyn, Chicago, IL 60656, the following described Real Estate situated in the County of DuPage, in the State of Illinois to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2019 and subsequent years; Covenants, conditions and restrictions of record, if any;
Permanent Real Estate Index Number: 12-28-225-021-0000
Address of Real Estate: 2916 Rose St, Franklin Park, IL 60131



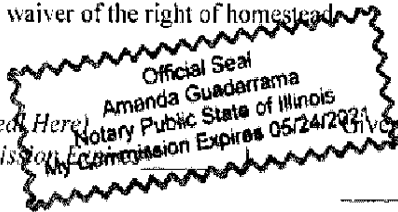
This stamp proposed pursuant to Section 17-206 of the Property Code governing review of documents

*unmarried

The date of this deed of conveyance is June 19, 2020

[Signature]
an authorized signee for
THR Property Illinois L.P., a Delaware
limited partnership

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard Guzman 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



(Impress Seal Here) under my hand and official seal this 19 day of June, 2020.

[Signature]
Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as 2916 Rose St, Franklin Park, IL 60131

LOTS 36 AND 37 IN BLOCK 14 IN FIRST ADDITION TO FRANKLIN PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD AND EXCEPT THAT PART OF SAID EAST 1/2 OF THE NORTHEAST 1/4 LYING SOUTH OF THE CENTER OF GRAND AVENUE OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

This instrument was prepared by:

Michael A. Angileri, Esq.
Attorney At Law
1450 Plainfield Road Suite 1
Darien, Illinois 60561

Send subsequent tax bills to:

Richard Guzman
2916 Rose St,
Franklin Park, IL 60131

Recorder-mail recorded document to:

Ponticelli & Vito
1480 Renaissance Drive, Suite 209
Park Ridge, IL 60068

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EXHIBIT "A"

Order No.: 20GNW005188WC

For APN/Parcel ID(s): 12-28-225-021-0000

LOTS 36 AND 37 IN BLOCK 14 IN FIRST ADDITION TO FRANKLIN PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD AND EXCEPT THAT PART OF SAID EAST 1/2 OF THE NORTHEAST 1/4 LYING SOUTH OF THE CENTER OF GRAND AVENUE OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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