

UNOFFICIAL COPY

Doc#: 2026820292 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/24/2020 03:36 PM Pg: 1 of 2

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

Dec ID 20200701636506
ST/CO Stamp 1-934-229-984 ST Tax \$200.00 CO Tax \$100.00

August A. Anzelmo, Attorney at Law
1515 South Halsted Street
Chicago Heights, Illinois 60411
Telephone: (708) 754-3447
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AFTER RECORDING, RETURN TO:

D. Cass Wrenn
Victor Lindsay

339 Alameda
20601 Travers Avenue

Newman
Chicago Heights, Illinois 60411

The GRANTORS, JOSEPH F. KUDRA, JR. and BETZAIDA DIAZ-KUDRA, husband and wife, as tenants by the entirety, of 20601 Travers Avenue, Chicago Heights, Illinois 60411 for and in consideration of the sum of Ten and 00/100's (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEY and WARRANT to: VICTOR LINDSAY, of 222 Dogwood, Park Forest, Illinois 60466, the GRANTEE, and subject to the matters set forth on the reverse side, the real estate situated in the County of Cook and the State of Illinois, legally described below, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois:

a single man

LOT 78 IN ROBERT BARTLETT'S OLYMPIA GARDENS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND OF THE SOUTHWEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD said premises unto said Grantee, and to the proper use, benefit and interest forever.

PERMANENT REAL ESTATE INDEX NOS.: 32-18-303-009-0000 (Vol. 013)

COMMON ADDRESS OF REAL ESTATE: 20601 Travers Avenue, Chicago Heights, Illinois 60411

DATED this 21 day of July 2020.

FIRST AMERICAN TITLE
FILE # 3035536

Joseph F. Kudra, Jr.
JOSEPH F. KUDRA, JR.

Betzaida Diaz-Kudra
BETZAIDA DIAZ-KUDRA

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State of Illinois)
) SS.
County of Cook)

I, Linda J. Minnich the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **JOSEPH F. KUDRA, JR. and BETZAIDA DIAZ-KUDRA, husband and wife, as tenants by the entirety**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, personally 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.

Given under my hand and official seal, this
21st day of July, 2020.

[SEAL]



Linda J Minnich
Notary Public

Commission Expires: 1/22/21

SUBJECT TO: General real estate taxes for calendar years 2019-20 and subsequent years; conditions, covenants, and restrictions of record, if any; building lines and building laws and ordinances, if any; use or occupancy restrictions, if any; zoning laws and ordinances conforming to the present usage of the premises, if any; public and utility easements which serve the premises, if any; and public roads and highways, if any.

MUNICIPAL TRANSFER STAMP (IF REQUIRED)

ILLINOIS/ COUNTY TRANSFER STAMPS:

CITY OF CHICAGO
HSTS. TRANSFER TAX

800 DOLS 00 CTS

MAIL TAX BILL TO:

Victor Lindsay

20601 Travers Avenue

Chicago Heights, Illinois 60411

EXEMPT under provisions of paragraph
Section 4, of the Real Estate Transfer Act.

Date: _____

Buyer, Seller or Representative