

# UNOFFICIAL COPY

20-20439

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## WARRANTY DEED

Doc#: 2030113049 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/27/2020 10:40 AM Pg: 1 of 2

Dec ID 20200901683144  
ST/CO Stamp 0-026-633-696 ST Tax \$97.50 CO Tax \$48.75

**NORTH AMERICAN  
TITLE CO.**

THE GRANTOR, **NANCY FULTON**, an unmarried woman, of the Village of Alsip, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **IVAN VILLEGAS**, an ~~(un)married~~ person, the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

*\* a single man*

Unit Number 10936-3B in Kilpatrick Lawn Properties Condominium as delineated on a survey of the following described real estate: The South 1/2 of Lot 4 and all of Lot 5 in Block 18 in Bartlett's Highway Acres, a subdivision of the South 1/2 of the West 1/2 of the Northwest 1/4 and the West 1/2 of the Southwest 1/4 of Section 15, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 26032646, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PERMANENT INDEX NUMBER: 24-15-313-023-1010

**THIS INSTRUMENT WAS PREPARED BY:**

Kathy Svanascini, Attorney at Law  
MIDWEST LAW GROUP  
12608 S. Harlem Avenue  
Palos Heights, IL 60463

**PROPERTY ADDRESS:**

10936 S. Kilpatrick Avenue  
Unit #3B  
Oak Lawn, IL 60453

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois. TO HAVE AND TO HOLD said premises, forever.

Subject to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing

North American Title Company  
1776A S. Naperville Rd #200  
Wheaton, IL 60189

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DATED this 21<sup>st</sup> day of September, 2020.

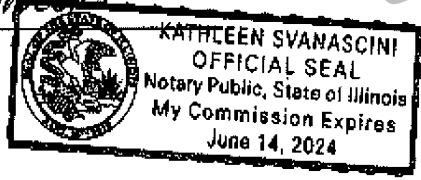
Nancy Fulton  
NANCY FULTON

STATE OF ILLINOIS )  
  )  
COUNTY OF COOK )

I, the undersigned, a notary public in and for said county, in the state aforesaid, do hereby certify that **NANCY FULTON**, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21<sup>st</sup> day of September, 2020,

Kathleen Svanascini  
NOTARY PUBLIC  
commission expires



MAIL TO:  
Ivan Villegas  
10936 S. Kilpatrick Avenue, unit #3B  
Oak Lawn, IL 60453

Grantees Address  
**SEND SUBSEQUENT TAX BILLS TO:**  
**Ivan Villegas**  
**10936 S. Kilpatrick Avenue, Unit #3B**  
**Oak Lawn, IL 60453**

Village of Oak Lawn	Real Estate Transfer Tax	\$200	04431	Village of Oak Lawn	Real Estate Transfer Tax	\$20	03488
Village of Oak Lawn	Real Estate Transfer Tax	\$200	04432	Village of Oak Lawn	Real Estate Transfer Tax	\$20	03489
Village of Oak Lawn	Real Estate Transfer Tax	\$50	05534				