

# UNOFFICIAL COPY

Doc#: 2030606032 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/03/2020 09:44 AM Pg: 1 of 3

Dec ID 20200901610692  
ST/CO Stamp 0-328-275-424 ST Tax \$308.00 CO Tax \$154.00

## WARRANTY DEED

1 of 2 2020413

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

THE GRANTOR(S), TADEUSZ SUTOR AND BARBARA SUTOR, HUSBAND AND WIFE of the City of Elmwood Park, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to

Christian Valencia and Johann F. Rojas Parra, *A SINGLE MAN AND A DIVORCED WOMAN*  
of 2242 W. Ainslie St., Chicago, Illinois as *JOINT TENANTS WITH RIGHT OF*

STATUTORY (INDIVIDUAL TO INDIVIDUAL TO INDIVIDUAL) *SURVIVORSHIP*

NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS

NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON

NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

**See Attached Exhibit A**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Subject, however, to the general taxes for the year of 2020 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Real Estate Index Number: 12-36-425-018-0000

Common Address: 1634 N. 75th Ave., Elmwood Park, IL 60707

# UNOFFICIAL COPY

DATED this 30th day of September, 2020



Village of Elmwood Park  
Real Estate Transfer Stamp

9-29-20  
1540.00

63

Tadeusz Sutor  
TADEUSZ SUTOR

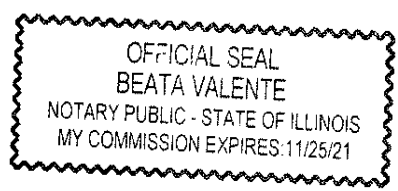
Barbara Sutor  
BARBARA SUTOR

State of Illinois)  
) ss.  
County of Cook)

The undersigned, a notary public in and for the above county and state, certifies that TADEUSZ SUTOR AND BARBARA SUTOR, known to me to be the same persons whose names are subscribed as Grantors to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantors, for the uses and purposes set forth therein

Given under my hand and official seal, this 30th day of September, 2020

[Signature]  
NOTARY PUBLIC



**DEED PREPARED BY:**  
Beata Valente  
Law Offices of Beata Valente, LLC  
5508 W. Lawrence Ave  
Chicago, IL 60630

**MAIL DEED TO:**  
MICHAEL PEREZ  
1011 CALIFORNIA  
CHICAGO IL 60622

**SEND TAX BILL TO:**  
CHRISTIAN VALENCIA  
JOHANNA ROJAS  
1634 N 75TH AVE  
ELMWOOD PARK IL 60707

# UNOFFICIAL COPY

4

American Land Title Association

File Number : 2026473  
Commitment for Title Insurance  
Adopted 6-17-06 Revised 08-01-2016

## EXHIBIT A

**Legal:**

LOT 4 IN BLOCK 6 IN FOREST VIEW GARDENS, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 1634 N. 75th Ave., Elmwood Park, IL 60707

PIN #: 12-36 425-018-0000 ✓

PIN #:

PIN #:

Township: Leyden

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance (issued by Old Republic National Title Insurance Company). This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; (and) Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*