

# UNOFFICIAL COPY



Doc# 2031516010 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/10/2020 09:39 AM PG: 1 OF 3

## WARRANTY DEED

~~Joint Tenant~~

Old Republic National Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

File No: 20118785 <sup>1/2</sup>

THIS INDENTURE WITNESSETH that the Grantor(s), Eric N. Feizulov, a married man of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Rolando Fuentes and Dalila Fuentes, (Grantee's Address) 1645 N. Harding Ave. Chicago, IL 60647, not as Tenants in Common ~~but~~ as Joint Tenants, the ~~following~~ described real estate, to-wit: <sup>not</sup>  
but as husband and wife as tenants by the entirety.

THE NORTH 1/3 OF LOT 25 IN COLLINS AND GAUNTLETTS SECOND GARDEN SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 12-24-429-027-0000

Address of Real Estate: 3244 N Octavia Ave, Chicago, IL 60634

Subject to the following restrictions: a) all taxes and special assessments for the year 2020 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

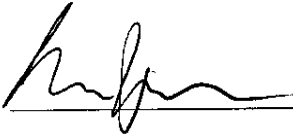
Dated this 20th Day of August, 20 20

S Y  
P 3  
S N  
M Y  
SC Y  
E Y  
INT DA

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\_\_\_\_\_

Eric N. Feizulov

  
\_\_\_\_\_

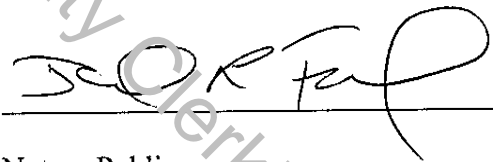
Brittany Feizulov – signing only to waive homestead exemption

STATE OF ILLINOIS )

COUNTY OF COOK ) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Eric N. Feizulov and Brittany Feizulov, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 Notarial Seal this 20th day of August, 2020.

  
\_\_\_\_\_

Notary Public

This Instrument was prepared by:

Ferrentino & Associates, LLC  
8409 West Cermak Road  
North Riverside IL 60546



Future Tax Bills to:

Rolando Fuentes  
3244 N. Octavia Ave  
Chicago, IL 60634

After recording return document to:

Rolando Fuentes  
3244 N. Octavia Ave  
Chicago, IL 60634

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## LEGAL DESCRIPTION



THE NORTH 1/3 OF LOT 25 IN COLLINS AND GAUNTLETTS SECOND GARDEN  
 SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 12,  
 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN THE NORTHEAST 1/4 OF SECTION 25,  
 TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
 COUNTY, ILLINOIS


Address commonly known as:

3244 N Octavia Ave

Chicago, IL 60634

PIN#: 12-24-429-027-0000

REAL ESTATE TRANSFER TAX		24-Aug-2020
		COUNTY: 138.75
		ILLINOIS: 277.50
		TOTAL: 416.25
12-24-429-027-0000   20200801670279   0-979-333-600		

REAL ESTATE TRANSFER TAX		24-Aug-2020
		CHICAGO: 2,081.25
		CTA: 832.50
		TOTAL: 2,913.75 *
12-24-429-027-0000   20200801670279   1-401-679-200		

\* Total does not include any applicable penalty or interest due.