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WARRANTY DEED Statutory (Illinois)

Doc#: 2103401491 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/03/2021 03:44 PM Pg: 1 of 2

Dec ID 20201201677219
ST/CO Stamp 1-311-072-272 ST Tax \$442.00 CO Tax \$221.00

The Grantor(s), **Nicola Lospalluto and D'Joane A. Lospalluto**, husband and wife, of 1026 S. Western Park Ridge, IL for the consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to The Grantee(s), **Charlotte E. Duer and Matthew R. Duer**, husband and wife, as tenants by the entirety, of 1131 Fowler, Evanston, IL 60202, IL all interest in the following described Real Estate situated in the County of **COOK** in the State of Illinois, to wit:

LEGAL DESCRIPTION:

Lot 17 in Block 29 in Kinsey's Park Ridge Subdivision of Sections 1 and 2, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.


PERMANENT INDEX NUMBER: 12-02-221-008-0000

PROPERTY ADDRESS: 1529 S. Fairview, Park Ridge, IL 60068

SUBJECT TO: (1) General real estate taxes for the year 2020 subsequent years. (2) Covenants, conditions, and restrictions of record.

*THIS ADDRESS IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT A PART OF THE CONVEYANCE.

Dated this 4th day of December, 2020.



Nicola Lospalluto (Seal)



D'Joane A. Lospalluto (Seal)

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STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS.

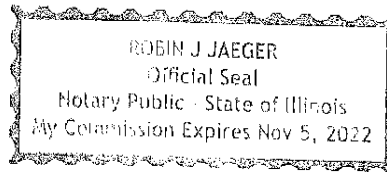
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Nicola Lospalluto and D'Joane A. Lospalluto** personally known to me to be the same person(s) whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/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 notary seal, this 4th day of December, 2020.

Commission Expires 10/5/22

Robin J. Jaeger

 NOTARY PUBLIC



MAIL TO:
 Wayne Braverman
 Attorney at Law
 10 S. Dearborn St., 11th Fl
 Chicago, IL 60602
 500 SOUTH SPRING ROAD
 ELMHURST, IL 60126

SEND SUBSEQUENT TAX BILLS TO:
 Matthew Duer
 Charlotte Duer
 1529 S. Fairway Ave.
 Park Ridge, IL 60068

This Instrument was prepared by:
 Sansonetti & Bertakis, LLC, 1101 Perimeter Dr., #675, Schaumburg, IL 60173