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Doc# 2103421203 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/03/2021 12:58 PM Pg: 1 of 4

Dec ID 20200901604696
ST/CO Stamp 1-706-755-040 ST Tax \$247.00 CO Tax \$123.50

WARRANTY DEED ILLINOIS STATUTORY

(The Above Space for Recorder's Use Only)

PT20-64515FA

THE GRANTORS James J. Keane, a married man, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Maria ~~PA~~ Zendejas, a single woman, of 2742 N. Artesian, Chicago, IL 60647, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 09-28-403-033-0000

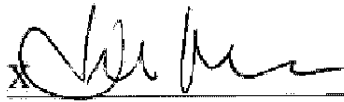
Property Address: 2254 Magnolia St., Des Plaines, IL 60018

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.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

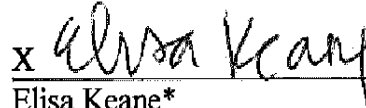
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Dated this 16th day of October, 2020.



James J. Keane

(Seal)



(Seal)

Elisa Keane*

*signing solely for the purpose of waiving Homestead rights

STATE OF ILLINOIS)
) SS,
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James J. Keane and Elisa Keane personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 16th day of October, 2020.



Notary Public

THIS INSTRUMENT PREPARED BY
Law Office of Judy L. DeAngelis
767 Walton Lane
Grayslake, IL 60030

MAIL TO:

Law Office of Neil J. Kaiser, Ltd.
716 Lee Street, Unit 1
Des Plaines, IL 60016

SEND SUBSEQUENT TAX BILLS TO:

Maria ~~Del Rosario~~ Zendejas
2254 Magnolia St.
Des Plaines, IL 60018

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EXHIBIT "A"

Lot 7 (except the North 20 feet thereof) and Lot 8 (except the South 10 feet) in Block 7 in Oliver Salinger and Company's Touhy Avenue Subdivision of part of the South 1/2 of Section 28, Township 41 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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FINANCE DEPARTMENT
 1420 Miner Street
 Des Plaines, IL 60016
 P: 847.391.5300
 desplaines.org

NO PERSONAL CHECKS ALLOWED
 For property sales, applications must be faxed to
 847.391.5402 five working days
 before picking up the stamp.

REAL ESTATE TRANSFER DECLARATION

CHECK ONE: **DECLARATION** **EXEMPTION (EXEMPTION REQUIRES ORIGINAL DEED)**

INSTRUCTIONS:

- 1) This form must be filled out completely, signed by at least one of the sellers and presented to the Real Estate Transfer Tax Clerk, Civic Center, Des Plaines, Illinois, as required by the Des Plaines Real Estate Tax Ordinance.
- 2) In cases involving an intermediary buyer, nominee or "straw man," one declaration form must be prepared for each deed that is to be recorded. One of these transactions is usually exempt under Section 15-7-7 of the Ordinance.
- 3) **THE FOLLOWING DOCUMENTS MUST BE SUBMITTED WITH THE FORM:** (and only these forms)
 - * For Declaration: Completed Real Estate Transfer Declaration, completed MyDec and a plat of survey of the property to be transferred.
 - * For an Exemption: A copy of this form completed and the original Deed to be filed with the county.
- 4) Real estate transfer stamps are not required for properties which have a Des Plaines mailing address but are located outside the corporate limits of the City of Des Plaines. However, the deed must be stamped EXEMPT by the Real Estate Transfer Tax Clerk. A \$10.00 processing fee is charged.
- 5) Property seller is responsible for purchase of the real estate transfer stamp.

Address of Property 2254 Magnolia St., Des Plaines, IL 60018
Street Zip Code

Permanent Property Index No. 09-28-403-033-0000

Property Value \$246,999.00 Amount of Tax (\$2 per \$1,000) 494.00

This property has been owner occupied NOTE: Non-owner occupied structures shall be inspected, approved and issued a certificate prior to issuance of a real estate transfer tax stamp. Inspection fee must be paid prior to inspection.
 This property has been non-owner occupied (property has been leased or rented)

If structure has been non-owner occupied, please provide contact person to schedule inspection.

Name _____
 Address _____
 Phone _____

OFFICE USE ONLY			
REQUIREMENT:	DEPARTMENT:	AMOUNT:	COMPLETED: (please sign name)
Water Escrow Payment (based on 60% of average of last 2 utility bills) <i>CS 1920</i>	Finance Department/ Water Billing	<i>curr 96.97</i> <i>NO CITA</i>	<i>SB 10/14/2020</i> <i>No fees @ P/O C/P/T/M</i>

(Seller or Grantor – include all names if more than one on deed): **PLEASE PRINT**

James Keane and Elisa Keane

Name _____ New Address _____ Zip Code _____
 Signature *Judy DeAngelis* Date Signed *10-2-2020*
Seller or Agent *Am*

(Buyer or Grantee – include all names if more than one on deed): **PLEASE PRINT**

Maria Del Rosario Zendejas **2742 N. Artesian, Chicago, IL** **60647**
Name Old Address Zip Code

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct. A copy of this declaration will be mailed to the buyer of the above real property.