

UNOFFICIAL COPY

Joint tenants WARRANTY DEED

Doc#: 2103506101 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/04/2021 09:41 AM Pg: 1 of 2

Dec ID 20200901697573
ST/CO Stamp 1-555-226-640 ST Tax \$409.00 CO Tax \$204.50

THE GRANTORS,
Pasquale DiDiana and Jessica DiDiana,
husband and wife, of

1945 North 73rd Avenue

of the Village of Elmwood Park, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) in hand paid,
CONVEY AND WARRANT to **THE GRANTEEES**

Nick Mizera and Colleen Karanian, *as joint tenants*
150 Forest Ave #1711
Oak Park IL 60301 *206CO0180120K*

Chicago Title

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

Lot 10 (except the South 60 Feet) in Block 11 in Mills and Sons Green Fields Subdivision, of the East 1/2 of the Southeast 1/4, also the South 1/2 of the Northwest 1/4 of the Southeast 1/4, also the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 36, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 12-36-406-014-0000
Property Address: 1945 North 73rd Avenue, Elmwood Park, IL 60707

to have and to hold said premises not as tenants by the entirety but as joint tenants with right of survivorship.

SUBJECT TO: General Real Estate Taxes for the year of 2020 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 14 day of September, 2020.

Jessica DiDiana (SEAL)
Jessica DiDiana

Pasquale DiDiana (SEAL)
Pasquale DiDiana

MAIL TO:
Edward Kusta P.C.
430 W Boughton Road
Bolingbrook, IL 60440

SEND SUBSEQUENT TAX BILLS TO:
Nick Mizera and Colleen Karanian
1945 North 73rd Avenue
Elmwood Park, IL 60707

This instrument was prepared by: Jason C. Schram, 8501 W. Higgins Road, Suite 601, Chicago, IL 60681.



Village of Elmwood Park
Real Estate Transfer Stamp

9-17-20
2045.00
DS

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that **Jessica DiDiana**, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 14 day of September, 2020.

Commission expires December 21 2022



NOTARY PUBLIC

Place Seal Here



REAL ESTATE TRANSFER TAX

12-Jan-2021

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



COUNTY: 204.50
ILLINOIS: 409.00
TOTAL: 613.50

12 36 406-014-0000 | 20200901697573 | 1-555-226-640

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that **Pasquale DiDiana**, 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 he signed, sealed and delivered the said instrument as his 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 official seal, this 14 day of September, 2020.

Commission expires December 21 2022



NOTARY PUBLIC

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