

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2104712425 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/16/2021 02:45 PM Pg: 1 of 2

Dec ID 20201101669796
ST/CO Stamp 0-996-055-008 ST Tax \$159.00 CO Tax \$79.50

THE GRANTOR

(The space above for Recorder's use only)

Charles K. France, a single person, of the Village of Oak Lawn, County of Cook, and State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Marlene Cruz, the following described Real Estate situated in Cook County, Illinois, commonly known as 1119 S. Prospect Street, Wheaton, IL 60189, legally described as:

** a married woman*

LOT 1177 IN J. E. MERRION AND COMPANY'S HOMETOWN UNIT NO. 5, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THREE (3), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY ON JANUARY 9, 1952 AS DOCUMENT NO. 15250685 AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY ON JANUARY 9, 1952 AS DOCUMENT NO. 1386241.

Permanent Index Number (PIN): 24-03-127-045-0000
Address(es) of Real Estate: 4645 West 88th St., Hometown, IL 60456

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2020 and subsequent years.

FIDELITY NATIONAL TITLE 0620041177

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Dated this 2 day of December, 2020.

Charles K. France (SEAL)
Charles K. France

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Charles K. France is personally known to me to be the same person whose name subscribed in 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 2 day of December, 2020.

Daniel J. Farrell
NOTARY PUBLIC

Commission expires 1/11/23



This instrument was prepared by: Law Office of Farrell & Farrell, Ltd. 4550 W. 103rd Street, Suite 202, Oak Lawn, IL 60453

MAIL TO:
Elisa Rodriguez
Rodriguez & Flores
4637 S. Archer Ave.
Chicago, IL 60632

SEND SUBSEQUENT TAX BILLS TO:
Marlene Cruz
4645 West 88th Street
Hometown, IL 60456

REAL ESTATE TRANSFER TAX		05-Dec-2020
COUNTY:		79.50
ILLINOIS:		159.00
TOTAL:		238.50

24-03-127-045-0000 | 20201101669796 | 0-996-055-008