

UNOFFICIAL COPY

Greater Illinois Title Co.
300 E. Roosevelt Road
Wheaton, IL 60187

Doc#. 2106421188 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/05/2021 10:51 AM Pg: 1 of 5

Dec ID 20201201681264
ST/CO Stamp 0-774-733-792 ST Tax \$320.00 CO Tax \$160.00

GIT File #: 41057768G

(1/3)

RECORDING COVER SHEET

Cook County

TYPE OF DOCUMENT: Warranty Deed

Re.:

LOTS 1 AND 2 IN BLOCK 11 IN WESTERN ADDITION SUBDIVISION, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 2000 South 15th Avenue, Broadview, IL 60155
Tax Number: 15-15-417-024-0000

Tax Number: 15-15-417-025-0000

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WARRANTY DEED

Divorced and not since remarried
 THE GRANTORS, John Kulzer, of *and not party*
 the city/village of Naperville, County *to a CIVIL UNION*
 of DuPage, State of Illinois, Theresa
 Reyes, *A WIDOW, NOT SINCE REMARRIED, AND NOT PARTY*
 of the city/village of *TO A CIVIL UNION*
 _____, County of _____,
 State of _____, and Janelle

**Unmarried woman and not party to a CIVIL UNION*
 Reyes, of the city/village of _____,
 County of Pinellas, State
 of Florida, for and in consideration of

TEN AND NO/100's DOLLARS
 (\$10.00) and other good and valuable
 consideration, in hand paid,
 CONVEY AND WARRANT to
 Cayman Capital Partners, LLC, a
 Limited Liability Company,

FOR RECORDER'S USE ONLY

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

LOTS 1 AND 2 IN BLOCK 11 IN WESTERN ADDITION SUBDIVISION, A
 SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15,
 TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN,
 IN COOK COUNTY, ILLINOIS.

P.I.N.: 15-15-417-024-0000 and 15-15-417-023-0000

Grantors, for themselves and their successors, further covenant, promise and agree with Grantee, its successors and assigns, that they have not done or suffered to be done anything so that the property is or may be in any manner encumbered or charged except as set forth in this Deed; and covenants further that they will warrant and defend the property against all persons lawfully claiming by, through or under them.

Subject to: General real estate taxes not due and payable at the time of Closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 20 day of Nov 2020.

TRANSFER STAMP
CERTIFICATION OF COMPLIANCE

Village of Broadview

12/07/20

UNOFFICIAL COPY

John Kulzer
John Kulzer - Seller

STATE OF Illinois }
COUNTY OF DePue } .SS

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **John Kulzer**, 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

GIVEN under my hand and official seal this 20th day of November, 2020.

Joseph R. Fortunato Jr. Commission expires: _____
Notary Public

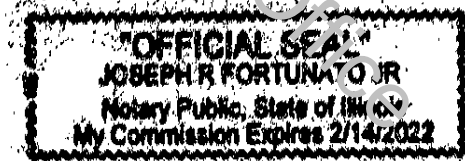
This instrument was prepared by: Joseph R. Fortunato Jr., 1001 Warrenville Road, #500, Lisle, IL 60532.

Address of Property: 2000 S. 15th Avenue, Broadview, IL 60155.

Mail subsequent tax bills to: Cayman Capital Partners, LLC
2000 S 15th Ave Broadview, IL 60155

After recording please mail to:

Marty Deroin, Attorney at Law, 320 W. Oakdale Apt.1303, Chicago, IL 60657



REAL ESTATE TRANSFER TAX		11-Jan-2021
COUNTY:		160.00
ILLINOIS:		320.00
TOTAL:		480.00

15-15-417-024-0000 | 20201201681264 | 0-774-733-792

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Janelle Reyes
Janelle Reyes - Seller

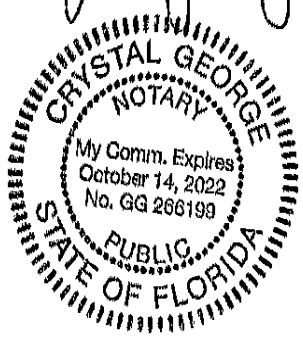
STATE OF Florida }
COUNTY OF Duval } .SS

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Janelle Reyes, 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.

GIVEN under my hand and official seal this 20 day of November, 20/20

Angela...
Notary Public

Commission expires: 10/14/2022



PROPERTY of Cook County Clerk's Office

UNOFFICIAL COPY

Theresa Reyes ^{WD (12)}
Theresa Reyes Seller

STATE OF Illinois }
COUNTY OF DuPage } .SS

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Theresa Reyes**, 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.

GIVEN under my hand and official seal this 21st day of November, 2020.

[Signature]
Notary Public

Commission expires: 07/19/2023



County Clerk's Office