

UNOFFICIAL COPY

WARRANTY DEED

Doc#. 2107417147 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/15/2021 12:05 PM Pg: 1 of 3

MAIL TO:
YELENA SHVARTSMAN
400 SKOKIE BLVD.
NORTHBROOK, IL 60062

Dec ID 20201201686045
ST/CO Stamp 0-651-242-512 ST Tax \$245.00 CO Tax \$122.50

NAME & ADDRESS OF TAXPAYER/GRANTEE:

^A
CAROL WOLF and
BARBARA LINDA GARCIA
10620 MONTANA AVE.
NORTHLAKE, IL 60164

FIRST AMERICAN TITLE

FILE # AF 1002551

THIS INDENTURE WITNESSETH,

That the Grantors, RAYMOND KAWKA and RUTH HIGHFIELD, husband and wife, for and in consideration of Ten and no/hundredths Dollars (\$10.00), and other good and valuable consideration in hand paid, convey and warrant unto: CAROL WOLF^A and BARBARA LINDA GARCIA^A as Joint Tenants the following described real estate in to-wit:

UNMARRIED COUPLE

UNMARRIED COUPLE

LOT 37 (EXCEPT THE NORTH 1/2) IN THE FRED'K H. BARTLETT'S GRAND FARMS UNIT "A", BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE EAST 3/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

12-29-419-012-0000

Melrose Park

C/K/A: 10620 MONTANA AVE., ~~NORTHLAKE~~, IL 60164

Subject to: General real estate taxes not due and payable at the time of closing; 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.

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

TO HAVE AND TO HOLD said premises as Joint Tenants, forever.

In Witness Whereof,

the Grantors aforesaid have hereunto signed and delivered this instrument this 11 day of December, 2020

Raymond Kawka
RAYMOND KAWKA

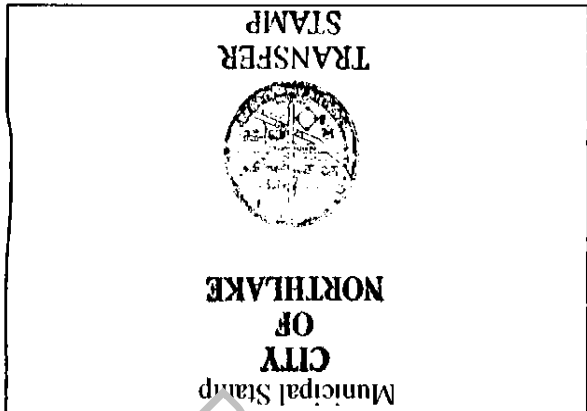
Ruth Highfield
RUTH HIGHFIELD

UNOFFICIAL COPY

10555 W. Cermak Road
Westchester, Illinois 60154
(708) 562-1191

Law Office of Gregory Catrambone, P.C.
Gregory Catrambone

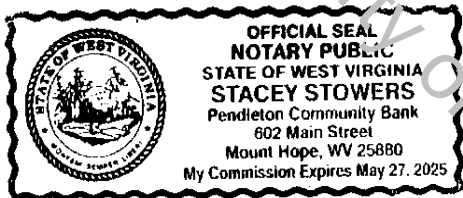
THIS INSTRUMENT WAS PREPARED BY:



EXEMPT UNDER PROVISIONS OF PARAGRAPH SECTION 31.45 OF THE REAL ESTATE TRANSFER TAX LAW.

DATE:

COOK COUNTY - ILLINOIS TRANSFER STAMP



Notary Public

Stacey Stowers

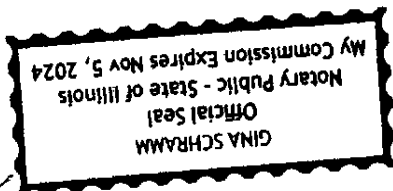
Given under my hand and notarial seal this 14 day of December, 2020

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that the grantor, RUTH HIGHFIELD, married to Raymond Kawka, 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 this instrument was signed and delivered freely and voluntarily, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

County of Fayette)

) SS.

State of West Virginia)



Notary Public

Gina Schramm

Given under my hand and notarial seal this 11th day of December, 2020

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that the grantor, RAYMOND KAWKA, married to Ruth Highfield, 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 this instrument was signed and delivered freely and voluntarily, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

County of Cook)

) SS.

State of Illinois)

UNOFFICIAL COPY

This instrument was prepared:

Gregory Catrambone
Law Office of Gregory Catrambone
10555 W. Cermak Road
Westchester, IL 60154

Mail to:

Gregory Catrambone
10555 W. Cermak Rd.
Westchester, IL 60154

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS OR THE REGISTER OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

KNOW ALL MEN BY THESE PRESENTS, That RICHARD SIMPSTON of the County of DuPage and State of Illinois for and in consideration of the payment of the indebtedness secured by the Mortgage hereinafter mentioned, and the cancellation of all the notes thereby secured, and of the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY, and QUIT CLAIM unto RAYMOND KAWKA and RUTH HIGHFIELD, husband and wife, their heirs, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever he may have acquired in, through or by a certain mortgage, bearing date the 1st day of June, 2020, and recorded in the Recorder's Office of Cook County, in the State of Illinois, as Document No.2019206054, to the premises therein described as follows, situated in the County of Cook, State of Illinois, to wit:

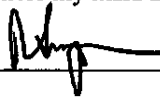
LOT 37 (EXCEPT THE NORTH 1/2) IN THE FRED'K H. BARTLETT'S GRAND FARMS UNIT "A", BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE EAST 3/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

12-29-419-012-0000

C/K/A: 10620 MONTANA AVE., NORTHLAKE, IL 60164

together with all the appurtenances and privileges thereunto belonging or appertaining.

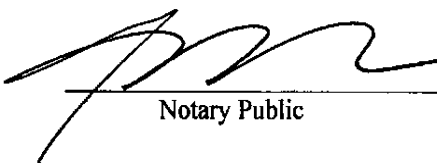
Witness my hand and seal this 14 day of Dec. 2020

 (SEAL)

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, GREGORY CATRAMBONE, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that RICHARD SIMPSON, 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 14 day of December, 2020


Notary Public

