

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory (Illinois)  
Tenants by Entirety

Doc#: 2107642063 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/17/2021 01:53 PM Pg: 1 of 2

Dec ID 20201101649763  
ST/CO Stamp 0-351-233-040 ST Tax \$260.00 CO Tax \$130.00

THE GRANTOR(S), Maria Kangasidis, n/k/a Maria Georgiou, married to George Georgiou, of the County of Cook and State of Illinois, for the consideration of \$10.00 and other valuable consideration, in hand paid, does hereby CONVEY and WARRANT to Jose L Bonilla and Carmen Bonilla, not as tenants-in-common, not as joint-tenants, but as tenants by the entirety the following described Real Estate, situated in the County of Cook State of Illinois, to wit:

*husband and wife*  
**SEE ATTACHED LEGAL DESCRIPTION**

ADDRESS OF PROPERTY: 2525 S Clarence Ave, Berwyn, IL 60402  
PROPERTY INDEX NUMBER 16-30-227-010-0000

**SUBJECT ONLY TO THE FOLLOWING, IF ANY:** covenants, conditions and restrictions of record so long as they do not interfere with Purchasers use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements.

DATED November 20, 2020

*Maria Kangasidis*  
\_\_\_\_\_  
Maria Kangasidis

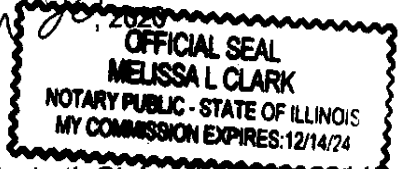
*Maria Georgiou*  
\_\_\_\_\_  
Maria Georgiou

*George Georgiou*  
\_\_\_\_\_  
George Georgiou

**FIRST AMERICAN TITLE**  
**FILE # AF1001445**

STATE OF ILLINOIS, COUNTY OF DuPage : SS  
The undersigned, a Notary Public in State aforesaid, **DO HEREBY CERTIFY** that Maria Kangasidis, n/k/a Maria Georgiou, and George Georgiou, personally known to me to be the same person whose name subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that ~~they~~ signed, sealed and delivered the said instrument as ~~their~~ free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.  
Given under my hand and official seal this November 20, 2020

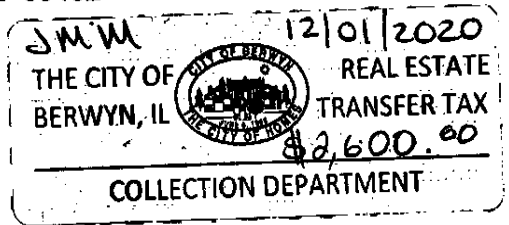
*[Signature]*  
\_\_\_\_\_  
Notary Public



THIS INSTRUMENT PREPARED BY: Tracey A Rapp, 552 S Elizabeth St, Lombard, IL 60148

MAIL TO:  
*Jose L Bonilla*  
*Carmen Bonilla*  
*2525 S Clarence*  
*Berwyn IL 60402*

MAIL SUBSEQUENT TAX BILLS TO:  
Grantees address  
Jose L Bonilla  
2525 S Clarence Ave  
Berwyn, IL 60402



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## EXHIBIT A

### LEGAL DESCRIPTION

**Legal Description: THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF LOT 31 IN THE CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Permanent Index #'s: 16-30-227-010-0000 (Vol. 005)**

**Property Address: 2525 South Clarence Avenue, Berwyn, Illinois 60402-2660**

Property of Cook County Clerk's Office