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Doc# 2110200047 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/12/2021 02:42 PM PG: 1 OF 3

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS

Heirs of the Estate of Sandra Banducci
4224 Woodlake Dr
Hanover Park, IL 60133

20050400024

2/3

(The Above Space for Recorder's Use Only)

THE GRANTORS Heirs of the Estate of Sandra Banducci, of 4224 Woodlake Dr, Hanover Park, IL 60133 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Victor Agama, AND TELKA C. CASTELLONES * of 4944 W Drummond Pl, Chicago, IL 60639, AS JOINT TENANTS ~~fee simple~~ forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: *HUSBAND AND WIFE

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-32-204-019-0000

Property Address: 2321 N. Menard Avenue, Chicago, IL 60639

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

SUBJECT TO: 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; and general real estate taxes not due and payable at the time of Closing.

Dated this 14 day of 01, 2021.

Gilbert Banducci
Gilbert Banducci as heir of the Estate of Sandra Banducci

De-Ann Banducci
De-Ann Banducci as heir of the Estate of Sandra Banducci

S Y
P B
S Y-1
M _____
SC _____
E _____
INT R

REAL ESTATE TRANSFER TAX		24-Feb-2021
	CHICAGO:	1,027.50
	CTA:	411.00
	TOTAL:	1,438.50

REAL ESTATE TRANSFER TAX		24-Feb-2021
	COUNTY:	68.50
	ILLINOIS:	137.00
	TOTAL:	205.50

13-32-204-019-0000 | 20210101623747 | 2-052-824-080

* Total does not include any applicable penalty or interest due.

13-32-204-019-0000 | 20210101623747 | 0-749-812-752

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STATE OF ILLINOIS)
) SS,
COUNTY OF *DuPage*)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gilbert Banducci and De-Ann Banducci as heirs of the Estate of Sandra Banducci personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their 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 notarial seal, this 14 day of January, 2021

Michelle Wheeler

Notary Public



THIS INSTRUMENT PREPARED BY
Brian Iversen
Iversen Law
119 S. Emerson Street, #262
Mt. Prospect, IL 60056

MAIL TO:

Orlando Velazquez
64 E Downer Pl
Aurora, IL 60505

SEND SUBSEQUENT TAX BILLS TO:

Victor Agama
2321 N. Menard Avenue
Chicago, IL 60639

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EXHIBIT A LEGAL DESCRIPTION

LOT 20 IN BLOCK 3 IN GRAND AVENUE SUBDIVISION, BEING A SUBDIVISION OF BLOCKS 2, 3 AND 4 OF COMMISSIONERS SUBDIVISION OF THAT PART OF THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF CENTER LINE OF GRAND AVENUE IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office