

UNOFFICIAL COPY

Doc#: 2118816020 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/07/2021 09:34 AM Pg: 1 of 4

Dec ID 20210501649418
ST/CO Stamp 0-269-878-544 ST Tax \$170.00 CO Tax \$85.00

PRECISION TITLE
PTC 21-15056 1/2
WARRANTY DEED

GRANTORS, John Schatz, married to Arlene Neal-Schatz, of the City of Cape Coral, in the County of Lee, in the State of Florida, and Kimberly Schatz, unmarried, of the Village of Bloomingdale, in the County of DuPage, in the State of Illinois, as surviving heirs of Florence M. Schatz, deceased, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, Mario A. Leon, *Single Person* of 913 W. Cermak Rd., Broadview, in the State of Illinois, and in the County of Cook,

==== For Recorder's Use ====

the following described real estate, to wit:



Lot 21 in Block 6 in Komarek's West 22nd Street First Addition, a subdivision of that part of the East Half of the Southeast Quarter of Section 22, Township 39 North, Range 12 East of the Third Principal Meridian, lying South of the Southerly Line of the Illinois Central Railroad Right-Of-Way, in Cook County, 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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **This is not homestead property.**

Permanent Index No: 15-22-413-004-0000

Address of Real Estate: 2813 S. 12th Ave., Broadview, IL 60155

REAL ESTATE TRANSFER TAX		04-Jun-2021
	COUNTY:	85.00
	ILLINOIS:	170.00
	TOTAL:	255.00
15-22-413-004-0000 20210501649418 0-269-878-544		

TRANSFER STAMP
CERTIFICATION OF COMPLIANCE

Village of Broadview
5/21/21

UNOFFICIAL COPY

DATED this 20th day of May, 2021.

Kimberly Schatz (SEAL)
Kimberly Schatz

STATE OF ILLINOIS, COUNTY OF DUPAGE, SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Kimberly Schatz, 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, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 20th day of May, 2021.

My commission expires 11/17/22

Louis A. Plzak
NOTARY PUBLIC

(SEAL)




THIS INSTRUMENT WAS PREPARED BY: Louis A. Plzak, Attorney, 24 W. 500 Maple Ave., #201, Naperville, IL 60540

MAIL SUBSEQUENT TAX BILLS TO: Mario A. Leon, 2813 S. 12th Ave., Broadview, IL 60155

RETURN TO: *Mario A. Leon*
2813 S 12th Ave.
Broadview IL 60155

UNOFFICIAL COPY

DATED this 14 day of May, 2021.

 (SEAL)
John Schatz

STATE OF FLORIDA, COUNTY OF LEE, SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that John Schatz, 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, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 14th day of May, 2021.

My commission expires Jan 07/2023

please see attached notarial seal
NOTARY PUBLIC

(SEAL)

Property of Clerk's Office

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STATE OF FLORIDA ACKNOWLEDGEMENT NOTARY CERTIFICATE

STATE OF FLORIDA
COUNTY OF LEE

On 05/14/2021 before me, Kathleen Schooley, a notary public, personally appeared by physical presence, John Schatz who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the attached Warranty Deed instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or entity upon behalf of which the person(s) acted executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State listed above that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Personally known _____ CR

Produced identification Type of identification produced FL DL

Kathleen Schooley
Signature of notary public

My commission expires: January 07, 2023



Official Seal