

UNOFFICIAL COPY

Doc#: 2119006009 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/09/2021 09:13 AM Pg: 1 of 2

Dec ID 20210401614031
ST/CO Stamp 1-603-370-512 ST Tax \$535.00 CO Tax \$267.50

WARRANTY DEED

THE GRANTORS, FRANCISCO J. VARGAS and ARACELI VARGAS, husband and wife, of the City of Palos Heights, County of Cook, State of Illinois for and in consideration of the sum of (\$10.00) TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to NABIL SHILWA and YASMIN SHILWA, husband and wife, of the City of Burbank, County of Cook, State of Illinois, as tenancy by the entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof.)*, 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.**

SUBJECT TO: General taxes for 2021 and subsequent years; Covenants, conditions and restrictions of records, if any;

Permanent Real Estate Index Number(s): 24-31-216-019-0000

Address(es) of Real Estate: 220 Sawgrass Drive, Palos Heights, Illinois 60463

The date of this deed of conveyance is April 27th, 2021

Francisco J. Vargas
Francisco J. Vargas

Araceli Vargas
Araceli Vargas

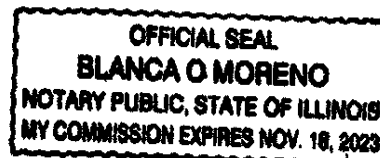
**FIDELITY NATIONAL
TITLE OC21011619**

State of Illinois)
) SS
County of Will)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Francisco J. Vargas and Araceli Vargas personally known to me to be the same persons whose name is subscribed to the foregoing 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 and waiver of the right of homestead.

Given under my hand and official seal on April 27th, 2021

Blanca O. Moreno
Notary Public
My commission expires NOV. 18, 2023



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LEGAL DESCRIPTION

Parcel 1: Lot 72 in Westgate Valley Estates Unit 2, being a part of Section 31, Township 37 North, Range 13, East of the Third Principal Meridian Recorded as Document Number 09103789, in Cook County, Illinois.

Parcel 2: An easement as set forth and defined in the Declaration of Easements, Recorded May 13, 1999 as Document 99465828, for the enjoyment and use of the common area, all in Cook County, Illinois.

This Instrument was prepared by:

Mark E. Hanson
 Fabrizio, Hanson, Peyla and Kawinski, P.C.
 116 North Chicago Street, 200A
 Joliet, Illinois 60432

Send Subsequent tax bills to
 and Grantees Address:

Nabil and Yasmin Shilwa
 220 Sawgrass Drive
 Palos Heights, IL 60463

Recorder - mail recorded document
 to:

David Dordek
 Dordek, Rosenburg & Assoc
 8424 Skokie Blvd, Ste 200
 Skokie, IL 60077

REAL ESTATE TRANSFER TAX

29-Apr-2021



COUNTY:	287.50
ILLINOIS:	535.00
TOTAL:	802.50

24-31-216-019-0000

| 20210401614031 | 1-603-370-612