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GENERAL WARRANTY DEED

Doc#: 2130141107 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/28/2021 03:46 PM Pg: 1 of 3

Dec ID 20210901680313
ST/CO Stamp 1-727-009-936 ST Tax \$235.00 CO Tax \$117.50

James J. Kliora, single, and not a party to an Illinois civil union, 105 Dato Drive, Streamwood, Illinois 60107 ("Grantor"), for good and valuable consideration in hand paid, CONVEYS AND WARRANTS to:

Anthony D. Battaglia and Kayleigh A. Battaglia, Husband and Wife, 15724 Fairview Avenue, Lombard, Illinois 60148,

as Tenants by the Entirety, not as joint tenants with right of survivorship, not as tenants in common, the following described Real Estate situated in the County of Cook, State of Illinois:

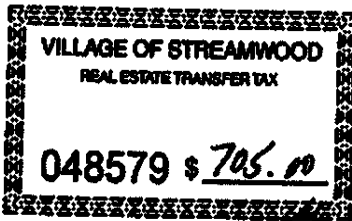
See Attached Legal Description

Property Address: 105 Dato Drive, Streamwood, Illinois 60107
Permanent Index Number: 06-13-404-009-0000

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; building lines and easements.

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

IN WITNESS WHEREOF, the undersigned has executed this General Warranty Deed on October 25, 2021.



James J. Kliora

James J. Kliora

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REAL ESTATE TRANSFER TAX		28-Oct-2021
COUNTY:		117.50
ILLINOIS:		235.00
TOTAL:		352.50

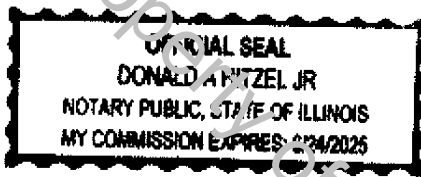
06-13-404-009-0000 | 20210901680313 | 1-727-009-936

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State of Illinois)
) SS.
County of Cook)

I, Donald A. Hitzel, Jr., a notary public in and for the County of Cook, State of Illinois, DO HEREBY CERTIFY that James I. Klora, single and not a party to an Illinois civil union ("Grantor"), identified on the basis of identification documents, subscribed to the foregoing GENERAL WARRANTY DEED, and acknowledged that Grantor signed, sealed and delivered the GENERAL WARRANTY DEED as Grantor's 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 on October 25, 2021.



A handwritten signature in black ink, appearing to read "Donald A. Hitzel, Jr.", written over a horizontal line.

Notary Public

THIS INSTRUMENT WAS PREPARED BY:

Donald A. Hitzel, Jr.
1700 Peach Lane
Schaumburg, Illinois 60194-2249

AFTER RECORDING MAIL TO:

Felicia Digiovanni
7610 West North Avenue
Elmwood, Illinois 60707

MAIL TAX BILL TO:

Anthony D. Battaglia and Kayleigh A. Battaglia
105 Dato Drive
Streamwood, Illinois 60707

\\Klora\deed.D01

PROPOSED BY COOK County Clerk's Office

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Lot 152 in Green Meadows Subdivision Unit No. 3, being a Subdivision of part of the East 1/2 of the Southwest 1/4 and the West 1/2 of the Southeast 1/4 of Section 13, Township 41 North, Range 9, East of the Third Principal Meridian, in Cook County, Illinois