UNOFFICIAL CO

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Peter DeFilippis 8055 N. Prospect St. Niles, IL 60714

Doc#, 2130746142 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 11/03/2021 01:55 PM Pg: 1 of 3

Dec ID 20211001618238

ST/CO Stamp 0-945-818-768 ST Tax \$417.00 CO Tax \$208.50

(The Above Space for Recorder's Use Only)

THE GRANTORS Peter De Filippis, married to Christina DeFilippis, of Niles, Illinois, 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:

Debra Bullock

& Andrea Nowack, a married course, taking the asteronts by the entirety, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 09-23-402-038-0000

Property Address: 8055 N. Prospect St., Niles, IL 60714

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 24 day of C

<u> CECCLECELLELLECTION DE L'ACTEUR L'ACT</u>

Christina DeFilippis, signing solely for the purpose of waiving Homestead Rights

> After recording mail to: Altima Title, LLC. 44 N. Milwaukee Ave. Chicago, IL 60631

Ph. 312-651-6070

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Peter DeFilippis and Christina DeFilippis 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 24 day of 77, 2021.



Notary Public

THIS INSTRUMENT PREPARED BY

BEATA SWIETKOWSKI Swietkowski & Swietkowski P.C. 111 W. Jackson Blvd., Suite 1700 Chicago, IL 60604

MAIL TO:

Nozari Legal, LLC 701 Main Street, Suite 202 Evanston, Illinois 60202 SEND SUBSEQUENT TAX BILLS TO:

Debra Bullock 8055 N. Prospect St. Niles, IL 60714

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UNOFFICIAL COPYFILE NO: AT211208

EXHIBIT "A"

LOT 4 IN BLOCK 1 IN HOME AND COMMUNITY PLANNING ASSOCIATION CONVENTURE ADDITION TO THE VILLAGE OF NILES, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE EAST 10 ACRES), ALSO THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Section of Contract Clerk's Office Property Address: 8055 N PROSPECT ST NILES, IL 60714

Parcel ID Number: 09-23-402-038-0000

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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