

UNOFFICIAL COPY

Doc#. 2132841375 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/24/2021 02:37 PM Pg: 1 of 3

Dec ID 20211001602279
ST/CO Stamp 1-874-623-632 ST Tax \$356.00 CO Tax \$178.00

216NW331176PK 1 of 2
WARRANTY DEED

AFTER RECORDING MAIL TO:

Stefani M. Ianau
Tatiana M. Ianau
7331 W. Montrose Ave
Norridge, IL 60706

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

Stefani Ianau and Tatiana M. Ianau
7331 W. Montrose Ave.
Norridge, IL 60706

THE GRANTOR: James Mendoza, a single man, of 7331 W. Montrose Ave., Norridge, IL 60706, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Stefan M. Ianau, AND TATIANA M. IANAU**, of HAWOOD HEIGHTS, ILL, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit: NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY FOREVER

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 7331 W. Montrose Ave., Norridge, IL 60706
PIN: 12-13-401-010-0000

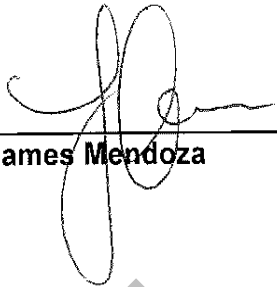
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (a) ²⁰²¹ General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile pipe or other conduit.

| | |
|---------------------------------|--------------------------------|
| NORRIDGE TRANSFER-PASSED | |
| Cert. # | <u>2021TS-1417</u> |
| Issued By: | <u>KT</u> Date: <u>11/1/21</u> |

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DATED this 15th day of October, 2021.



_____)
James Mendoza

STATE OF Illinois)
)SS
 COUNTY OF Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **James Mendoza**, 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 individually acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

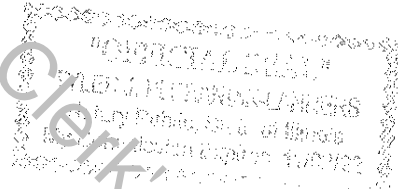
Given under my hand and official seal this 15 day of October, 2021.



_____)
 Notary Public

NAME AND ADDRESS OF PREPARER:

Diana Mendoza Pacheco
 Attorney at Law
 5715 W. Irving Park Rd.
 Chicago, IL 60634



Cook County Clerk's Office

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EXHIBIT "A"

Order No.: 21GNW331176PK

For APN/Parcel ID(s): 12-13-401-010-0000

LOT 15 IN BLOCK 2 IN HARLEM AVENUE MANOR A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office