

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED

Doc#: 2135601246 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/22/2021 10:48 AM Pg: 1 of 3

Dec ID 20211201658079  
ST/CO Stamp 0-237-316-752 ST Tax \$297.00 CO Tax \$148.50

LIGNW090513WC 1/2  
JK RM

THE GRANTORS, Nina B. Fotos, a married person and Theodore Mavrakis, a single person, of 103 S. Park Blvd, Streamwood, IL 60107, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Irina Yesenia Olvera San Juan and Jermaine Nieves, husband and wife, of 180 Church Road, Bensenville, IL 60106, not as Joint Tenants, nor as Tenants in Common, but as **TENANTS BY THE ENTIRETY**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 1733 IN WOODLAND HEIGHTS UNIT 4, BEING A SUBDIVISION IN SECTIONS 23 AND 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTER OF TITLES OF COOK COUNTY, ILLINOIS, ON JULY 14, 1960, AS DOCUMENT NUMBER 1931799.

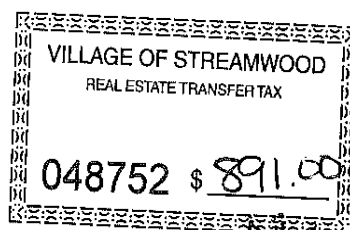
**SUBJECT TO:** covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Grantors, for themselves and their successors, further covenant, promise and agree with Grantees, their heirs and assigns, that they have not done or suffered to be done anything so that the property is or may be in any manner encumbered or charged except as set forth in this Deed; and covenant further that they will warrant and defend the property against all persons lawfully claimed by, through or under them.

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

**Permanent Real Estate Index Number(s):** 06-23-215-002-0000

**Address(es) of Real Estate:** 103 S. Park Blvd, Streamwood, Illinois 60107

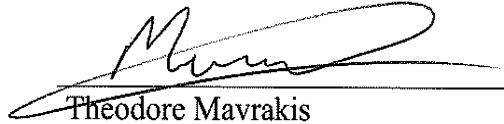


# UNOFFICIAL COPY

Dated this 24<sup>th</sup> day of November, 2021.



Nina B. Fotos



Theodore Mavrakis

STATE OF ILLINOIS

)

) SS.

COUNTY OF DUPAGE

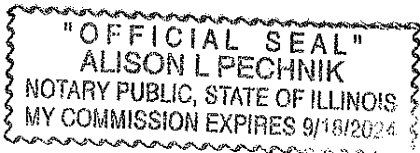
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nina B. Fotos and Theodore Mavrakis, personally known to me to be the same person(s) whose name(s) 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, this 24<sup>th</sup> day of November, 2021.



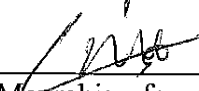
(Notary Public)



Cook County Clerk's Office

# UNOFFICIAL COPY

Dated this 26 day of November, 2021.

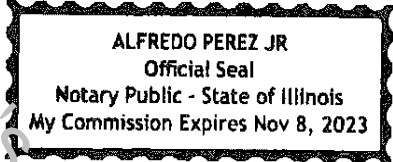
  
 \_\_\_\_\_  
 Angelo Mavrakis, for the purpose of waiving  
 homestead only

STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF ~~DUPAGE~~ <sup>Cook</sup> )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Angelo Mavrakis, personally known to me to be the same person(s) whose name(s) 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 official seal, this 26 day of November, 2021.

  
 \_\_\_\_\_ (Notary Public)



**Prepared By:** Harry J. Fournier, Esq.  
 Fournier Law Firm, Ltd.  
 2001 Midwest Road, Suite 206  
 Oak Brook, IL 60523

**Mail To:**  
~~Eugene S. Bobroff, Esq.~~  
~~Law Offices of Gene S. Bobroff~~  
~~701 W Golf Rd~~  
~~Mount Prospect, IL 60056~~

**Name & Address of Taxpayer:**  
 Irina Yesenia Olvera San Juan and Jermaine Nieves  
 103 S. Park Blvd  
 Streamwood, IL 60107