

# UNOFFICIAL COPY

## WARRANTY DEED

Doc# 2135701025 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/23/2021 06:33 AM Pg: 1 of 3

Dec ID 20211201675297  
ST/CO Stamp 0-285-645-456 ST Tax \$368.00 CO Tax \$184.00  
City Stamp 1-496-750-736 City Tax: \$3,864.00

THE GRANTOR, Christine C. Kreuz, of the City of Chicago, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEYS and WARRANTS** to

*wife and husband*  
**Vanessa FONSECA SEIFFREY S. Leone**, *NOT* not at tenants in common but as **JOINT TENANTS**, forever, all of the following described real estate, situated and described as follows, to wit:

See Attached Legal Description Attachment "A"

*But as tenants  
By the entirety*

COMMONLY KNOWN AS: 6025 West Warwick Avenue, Chicago, Illinois 60634

PIN: 13-20-120-011-0000

situated in the County of Cook, State of Illinois.

SUBJECT TO: General taxes for the year of 2021 and thereafter, all 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 any facts or exceptions which an accurate survey of the above described Property would show.

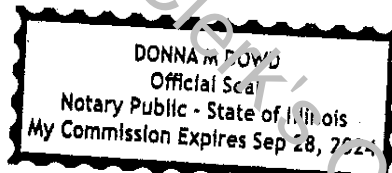
DATED this 13th day of November, 2021



(SEAL)

Christine C. Kreuz

*Donna M Dowd*



*2130834 10F2*  
AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

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STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF Cook        )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Christine C. Kreuz, 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 acknowledged that she signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 13<sup>th</sup> day of November, 2021.

Donna M. Dowd  
NOTARY PUBLIC

Prepared by:  
Donna M. Dowd  
Attorney at Law  
Dowd Law, LLC.  
1016 West Jackson Blvd.  
Chicago, IL 60607

MAIL TO:

**Vanessa Fonseca and Jeff Leone**  
**6025 W. Warwick Avenue**  
**Chicago, Illinois 60634**

SEND SUBSEQUENT TAX BILLS TO:

**Vanessa Fonesca and Jeff Leone**  
**6025 W. Warwick Avenue**  
**Chicago, Illinois 60634**

Recorder's Office Box No. \_\_\_\_\_

Property of Cook County Clerk's Office

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## EXHIBIT A

Legal Description: **LOT EIGHT (8) IN ALBERT J. SCHORSCH IRVING PARK BOULEVARD GARDENS, 2ND ADDITION, A SUBDIVISION OF THE 7 1/2 ACRES OF THE EAST HALF (1/2) OF THE EAST HALF (1/2) OF THE SOUTH EAST QUARTER (1/4) OF THE NORTH WEST QUARTER (1/4) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number(s): **13-20-120-011-0000**

**PIN#**

**PIN#**

Property Address: **6025 W. Warwick Ave., Chicago, IL 60634**

Property of Cook County Clerk's Office