

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR,

BGM GENERAL CONTRACTORS & BUILDERS INC, an Illinois Corporation, of the village of Elmwood Park, State of Illinois, for the consideration of Ten and 00/100 dollars, and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS to:**

Doc#. 2201207189 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 01/12/2022 09:17 AM Pg: 1 of 2

Dec ID 20211201665281

ST/CO Stamp 1-848-990-352 ST Tax \$377.50 CO Tax \$188.75

Sergio Torres Jr.
2612 N. Marwood Street
River Grove, Illinois 60171

IN FEE SIMPLE

the following described Real Estate situated in the County of Cook, the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements of record.

and do hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Property Index No : 12-27-120-009-0000

Common Address : 2827 Rose Street, Unit B, Franklin Park, Illinois 60131

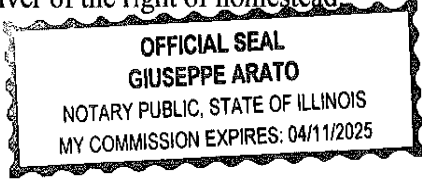
DATED this 9th day of December, 2021.

Santo Bonafede
BGM GENERAL CONTRACTORS & BUILDERS INC.
By Santo Bonafede, President and Nicola Giuliano, Secretary

State of Illinois, County of cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT Santo Bonafede and Nicola Giuliano** are 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 the said instrument as a free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this 9th day of December 2021.

Giuseppe Arato
Notary Public



Prepared by: Law Office of Giuseppe Arato at 444 N. Northwest Hwy. Ste. 340, Park Ridge, Illinois 60068

Mail Recorded Deed To:
Bob Galacow Attorney
340 W. BUTTERNUT
ELMHURST IL
60126

Send Subsequent Tax Bills To:
SERGIO TORRES JR.
2827 ROSE # B
FRANKLIN PARK IL 60131

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

THE WEST HALF OF LOT 32 AND 33 IN BLOCK 16 IN FRANKLIN PARK, A SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index No : 12-27-120-009-0000

Common Address : 2827 Rose Street Unit B, Franklin Park, Illinois 60131

Property of Cook County Clerk's Office