

UNOFFICIAL COPY

FIDELITY NATIONAL TITLE

STATE OF ILLINOIS)
) ss
)

COUNTY OF COOK)

Doc# 2203107153 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/31/2022 09:47 AM Pg: 1 of 3

Dec ID 20211101635854
ST/CO Stamp 0-130-707-088 ST Tax \$135.00 CO Tax \$67.50

Return after recording to:
Joseph A. Giralamo, Esq.
The Law Office of Joseph A. Giralamo
340 W. Butterfield Road, #2D
Elmhurst, IL 60126

Prepared by:
Molly Spring, Esq.
SPRING LAW, LLC
1309 W. Main Street
St. Charles, IL 60174

PIN: 12-28-305-007-0000

(above space reserved for recorder's use)

WARRANTY DEED

The GRANTOR, Julia A. Pfeiffer, ~~husband and wife~~, having an address of 10047 Nevada Avenue, Franklin Park, Illinois 60131 ("Grantor"), for the consideration of Ten Dollars and no/100ths (\$10.00) and other good and valuable consideration in hand paid, does hereby CONVEYS AND WARRANTS to: James Stramaglia and Susan Stramaglia, husband and wife, having an address of 1709 N. 22nd Avenue, Melrose Park, Illinois 60160 ("Grantees"),

(strike all of the following that do not apply)

- i. as tenants in common,
- ii. as joint tenants with right of survivorship,
- iii. not as tenants in common, nor as joint tenants, but as tenants by the entirety,



This stamp processed pursuant to
Section 7-100 of the
Franklin Park Code
governing review of documents. IAA

the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A" for Legal Description

Common Address: 10047 Nevada Avenue, Franklin Park, Illinois 60131

Subject only to: General real estate taxes for 2021 and subsequent years, not yet due or payable; Covenants, Conditions and Restrictions of record; building lines, setbacks and easements of record.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

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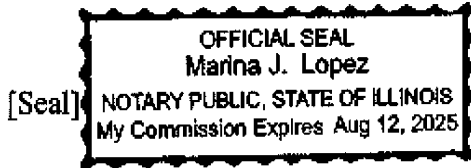
IN WITNESS WHEREOF, said Grantor has executed this Warranty Deed this 12 day of November, 2021.

Julia A. Pfeiffer by Mary Lyn Patterson POA
Julia A. Pfeiffer by Mary Lyn Patterson POA

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Julia A. Pfeiffer, by Mary Lyn Patterson POA 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 acknowledge that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes set forth.

Given under my hand and official seal, this 12 day of November, 2021.





Marina J. Lopez

Notary Public

Mail Subsequent Tax bills to:

JAMES T AND SUSAN L STRAMAGLIA
~~Vajecha-Sadat Kamran-Kaiser~~
10047 Nevada Avenue
Franklin Park, IL 60131

GRANTEES ADDRESS

REAL ESTATE TRANSFER TAX		10-JRM-2022
		COUNTY: 67.50
		ILLINOIS: 135.00
		TOTAL: 202.50
12-28-305-007-0000		20211101535854 0-130-707-088

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EXHIBIT A

Order No.: OC21040516

For APN/Parcel ID(s): 12-28-305-007-0000

For Tax Map ID(s): 12-28-305-007-0000

LOT 11 IN BLOCK 2, UNIT NO. 1, WESTBROOK PARK ESTATES, BEING MILL AND SONS SUBDIVISION IN THE EAST 1150 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, WHICH LIES NORTH OF THE SOUTH 850 FEET IN TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office