

UNOFFICIAL COPY

Doc#: 2203139190 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/31/2022 01:43 PM Pg: 1 of 2

Dec ID 20211201679585
ST/CO Stamp 0-652-701-328 ST Tax \$440.00 CO Tax \$220.00

WARRANTY DEED

File No: 21145648

THIS INDENTURE WITNESSETH, that the Grantor(s), Nelson Diaz, single never married, of the Village of Elmwood Park, County of Cook, and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to Edward E. Paloian, (Grantee's Address) 1825 N 72nd Ct., Elmwood Park, IL 60707, the following described real estate, to-wit:

THE SOUTH 10 FEET OF LOT 9 AND ALL OF LOT 10 IN BLOCK 13 IN SCHUMACHER AND GNEDLNGER'S ADDITION TO CHICAGO, A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF GRAND AVENUE (EXCEPT 2 ACRES DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 25, THENCE WEST 20 RODS, THENCE SOUTH 16 RODS, THENCE EAST 20 RODS, THENCE NORTH 16 RODS TO THE PLACE OF BEGINNING) IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 12-25-406-046-0000

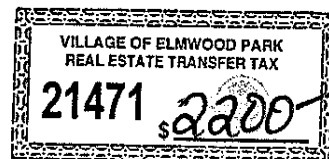
Address of Real Estate: 2701 N 73rd Ave, Elmwood Park, IL 60707

Subject to the following restrictions: a) all taxes and special assessments for the year 2021 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

[SIGNATURE PAGE TO FOLLOW]

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453



21145648 1/2



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Dated this 21 day of December, 2021

Nelson Diaz
Nelson Diaz

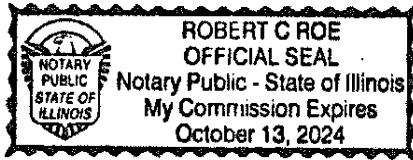
REAL ESTATE TRANSFER TAX		18-Jan-2022
		COUNTY: 220.00
		ILLINOIS: 440.00
		TOTAL: 660.00
12-25-406-046-0000		20211201679585 0-652-701-328

STATE OF ILLINOIS)

COUNTY OF DUPAGE) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Nelson Diaz, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 Notarial Seal 21 day of December, 2021



Robert C. Roe
Notary Public

This Instrument was prepared by:

Rob Roe and Associates P.C.
111 W Jackson Blvd, Suite 1700
Chicago IL 60604

Future Tax Bills to:

Edward Paloian
1825 N 72nd Ct
Elmwood Park, IL 60707

After recording return document to:

Andrew Lofthouse
1420 Renaissance Drive Suite 213
Park Ridge, IL 60068