

# UNOFFICIAL COPY

Doc#: 2208218053 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/23/2022 06:51 AM Pg: 1 of 2

## WARRANTY DEED

Dec ID 20220201634539  
ST/CO Stamp 1-918-588-304 ST Tax \$270.00 CO Tax \$135.00

GIT

410637736 (1/2)

THE GRANTOR (S): **Victor Moreno and Helem Garcia, members of Mars Property Management, Inc, an Illinois Corporation, of 1611 N. 12<sup>th</sup> Ave. Melrose Park, IL 60160** for and in consideration of Ten (\$10.00) and No/100-----DOLLARS, and other good and valuable consideration-----in hand paid, CONVEYS and WARRANTS to **John P. Bitakis, single and not part of a civil union, and Jennifer L. Cegielski, single and not part of a civil union, of 4115 S. Harlem Gw, Stickney, IL 60402, as joint tenants** the following described Real Estate situated in the Courty of Cook in the State of Illinois to wit:

THE SOUTH 35 FEET OF LOT 235 IN NORTH AVENUE ADDITION TO MELROSE PARK, BEING A SUBDIVISION OF THE NORTH 63 ACRES OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

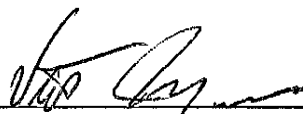
SUBJECT TO: Covenants, conditions, restrictions of record and general real estate taxes for the year 2021 and subsequent years.


COMMONLY KNOWN AS: 1747 N. 24<sup>th</sup> Ave. Melrose Park, IL 60160

P.I.N.: 15-03-109-043-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois. TO HAVE AND TO HOLD said premises.

Dated this 2nd day of March, 2022

  
\_\_\_\_\_  
**Victor Moreno**  
Director of MARS Property  
Management, Inc.

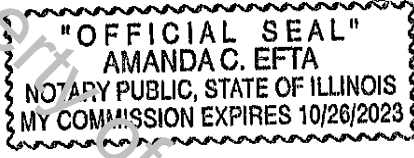
  
\_\_\_\_\_  
**Helem Garcia**  
President of MARS Property Management, Inc.

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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 **Victor Moreno and Helem Garcia-members of Mars Property Management Inc.** personally known to me to be the same person whose name 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 releases and waiver of the right of homestead.

Given under my hand and official seal, this 2nd day of March, 2022

Commission Expires: \_\_\_\_\_  
*Amanda C Efta*  
Notary Public



MAIL TO:

ADDRESS OF PROPERTY:

J. P. BITAKIS  
J. L. CEGIELSKI  
1747 N. 24TH AVE.  
MELROSE PARK IL 60160

1747 N. 24<sup>th</sup> Ave.  
Melrose Park, IL 60160

SEND SUBSEQUENT TAX BILLS TO:

OR

John P. Bitakis & Jennifer L. Cegielski  
1747 N. 24<sup>th</sup> Ave  
Melrose Park, IL 60160

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

VILLAGE OF MELROSE PARK  
Certificate of Compliance  
TRANSFER STAMP  
Ordinance No. 697  
1747 N 24th  
Address of Property  
*MPV* 3-2-22  
Approved Date

REAL ESTATE TRANSFER TAX		11-Mar-2022
	COUNTY:	135.00
	ILLINOIS:	270.00
	TOTAL:	405.00
15-03-109-043-0000		20220201634539   1-918-588-304

This instrument was prepared by:  
**Ronald M. Serpico Attorney at Law 1807 N. Broadway, Melrose Park, Illinois 60160**