

UNOFFICIAL COPY

Doc#: 2229410075 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/21/2022 11:58 AM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR(S), MARIA TUTOL SAWYER, a single woman, and RENATO M TUTOL, a single man, 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, CONVEY(S) and WARRANT(S) to JULIAN MARTINEZ, a married man of Bellwood, IL, Illinois, the following described Real Estate:

Dec ID 20221001657662
ST/CO Stamp 1-651-761-488 ST Tax \$300.00 CO Tax \$150.00

Address of Property: 1709 NIPPERT DR STREAMWOOD, IL 60107

Parcel ID Number: 06-26-409-013-0000

LEGAL DESCRIPTION: See Exhibit A attached hereto and made a part hereof.

Situated in the County of Cook, State of Illinois. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; and general real estate taxes for 2022 and subsequent years.

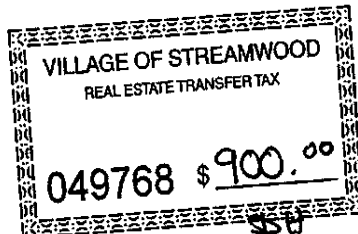
DATED this 11 day of October, 2022

M Sawyer

MARIA SAWYER (SEAL)
TUTOL

Renato M Tutol

RENATO M TUTOL (SEAL)



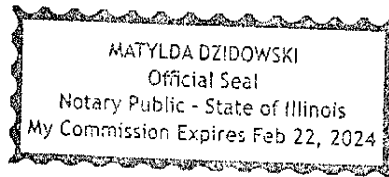
UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF Cook) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that MARIA T SAWYER AND RENATO M TUTOL, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, 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.

WITNESS my hand and official seal this 11 day of October, 2022

[Signature]
NOTARY PUBLIC



Prepared by : Parikh Law Group, LLC, 150 S. Wacker Ste. 2600, Chicago, IL 60606

MAIL TO:
JULIAN Martinez
1709 NIPPERT DR
Streamwood IL 60107

SEND SUBSEQUENT TAX BILLS TO:
1709 NIPPERT DR
STREAMWOOD IL 60107
JULIAN Martinez

file nr: _____
After recording mail to:
Altima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

Clerk's Office

UNOFFICIAL COPY

File No: AT220893

EXHIBIT "A"

LOT 5078 IN WOODLAND HEIGHTS UNIT 12, BEING A SUBDIVISION IN SECTIONS 25, 26 AND SECTION 35, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 6, 1970 AS DOCUMENT 21099951, IN COOK COUNTY, ILLINOIS.

**Property Address: 1709 NIPPERT DR STREAMWOOD, IL 60107
Parcel ID Number: 06-26-409-018-0000**

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.

AMERICAN
LAND TITLE
ASSOCIATION



**Commitment for Title Insurance (8-1-2016)
Technical Correction 4-2-2018
Schedule B - Part II**