

UNOFFICIAL COPY

Doc#: 2234055165 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/06/2022 01:49 PM Pg: 1 of 2

Dec ID 20221101688769
ST/CO Stamp 0-209-893-712 ST Tax \$339.00 CO Tax \$169.50

After recording mail to:

Annie Torres
2408 Hainsworth Ave
North Riverside, IL 60546

Send subsequent tax bills to:

Annie Torres
2408 Hainsworth Ave
North Riverside, IL 60546

WARRANTY DEED

THE GRANTOR(S), Salvatore Termini and Jennifer Marie Fontana, husband and wife, of North Riverside, IL, for and in consideration of the sum of TEN DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Ann Torres, A ^{woman} married ^{man} and Fred Kawalski, ^{man} ~~unmarried and Mary Jo Kawalski unmarried~~, of Chicago, IL, the following described Real Estate situated in Cook County in the State of Illinois, to wit: [SEE ATTACHED FOR LEGAL DESCRIPTION] ^{AS Joint tenants}

SUBJECT TO: General taxes for 2022 and subsequent years, covenants, conditions and restrictions of record, applicable zoning laws, ordinances and other governmental regulations.

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, as **Joint Tenants**, said premises forever.

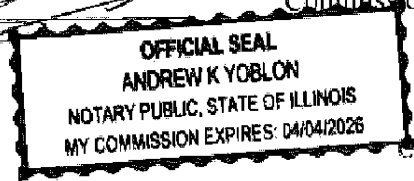
Permanent Real Estate Index Number: **15-25-113-045-0000**
Address of Real Estate: **2408 Hainsworth Avenue, North Riverside, IL 60546**

DATED this 6th day of November 2022.

Salvatore Termini (SEAL) Jennifer Marie Fontana (SEAL)

State of IL, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Salvatore Termini and Jennifer Marie Fontana, husband and wife**, 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 their free and voluntary act, for the uses and purposes therein set forth.
Given under my hand and official seal, this 6th day of November, 2022.

Andrew K Yoblon Commission expires: 4/4/2026
Notary Public



PT22-88108
Compliance or Exemption Approved
Village of North Riverside 1 of 3

PROPER TITLE, LLC

By: Michele Capone

Date: 11/10/2022

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LEGAL DESCRIPTION

**OF THE PROPERTY COMMONLY KNOWN AS:
2408 Hainsworth Avenue, North Riverside, IL 60546**

Lot 23 in Block 11 in Walter G. McIntosh's Company's 22nd Addition, being a Subdivision of that part of the North 100 acres of the Northwest 1/4 of Section 25, Township 39 North, Range 12, East of the Third Principal Meridian, lying North of the Chicago Madison and Northern Railroad Company right of way, in Cook County, Illinois.

Property of Cook County Clerk's Office

This instrument prepared by:
Andrew K. Yoblon, Esq.
3000 Dundee Road, Suite 415
Northbrook, IL 60062