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WARRANTY DEED

Doc# 2303255011 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/01/2023 09:55 AM Pg: 1 of 2

Dec ID 20230101641986
ST/CO Stamp 1-500-096-336 ST Tax \$190.00 CO Tax \$95.00

THE GRANTOR

(The space above for Recorder's use only)

Jay D. Fornicola, a single man, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to Christine Krause in the following described Real Estate situated in Cook County, Illinois, commonly known as 2710 122nd Street, Blue Island, IL 60406, legally described as:

LOT 35 AND 36 (EXCEPT THE EAST 1/2 THEREOF) IN BLOCK 6 IN HANSON PARK A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 (EXCEPT RAILROAD) IN SECTION 25, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 24-25-218-028-0000

Address(es) of Real Estate: 2710 122nd Street, Blue Island, IL 60406

The Grantor hereby releases and waives 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

REAL ESTATE TRANSFER TAX

31-Jan-2023



COUNTY:	95.00
ILLINOIS:	190.00
TOTAL:	285.00

24-25-218-028-0000

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Dated this 28 day of January, 2023

Jay D. Fornicola (SEAL)
Jay D. Fornicola

STATE OF ILLINOIS)
)ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jay D. Fornicola is personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 official seal, this 28 day of January, 2023.

Daniel J. Farrell
NOTARY PUBLIC



Commission expires 1/11/27

This instrument was prepared by: Law Office of Farrell & Farrell, Ltd., 4550 W. 103rd Street, Suite 202, Oak Lawn, IL 60453

MAIL TO:

Dennis Fox
9733 Oak Park Ave.
Oak Lawn, IL 60453

SEND SUBSEQUENT TAX BILLS TO:

Christine Krause
2710 122nd Street
Blue Island, IL 60406