

UNOFFICIAL COPY



\*2322829251D\*

771304 1/2

WARRANTY DEED  
GENERAL

Doc# 2322829251 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/16/2023 03:26 PM PG: 1 OF 4

Citywide Title Corporation  
111 W. Washington St, Ste. 1301  
Chicago IL 60602

Above space for Recorder's use only

THE GRANTOR(S), Maria Susana Paredes, single woman (Marital Status), for and in consideration of TEN and NO/100 (\$10.00) DOLLARS, in hand paid, convey(s) and warrant(s) to Amie Porcelli and Emily <sup>xx</sup> Porcelli, married to each other\* the following described real estate situated in the County of Cook in the State of Illinois, to wit: See Exhibit A. \* not as joint tenants or tenants in common, but as tenants by the entirety of 227 MONTROSE ST. PHILADELPHIA PA 19147

xx June

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing; and GRANTEE(S)' own mortgage(s) or trust deed(s), if applicable.

Permanent Real Estate Index Number: 15-12-310-020-0000

Address of Real Estate: 212 Lathrop Ave. River Forest, IL 60305




VILLAGE OF RIVER FOREST  
Real Estate Transfer Tax

Date 6/8/23 Amount Paid \$472.00

# UNOFFICIAL COPY

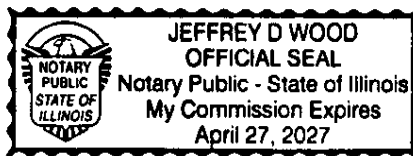
Dated: 6/1/, 2023

  
\_\_\_\_\_  
Maria Susana Paredes

STATE OF IL, COUNTY OF DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Maria Susana Paredes, personally known to me to be the person whose name is subscribed to 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 the homestead.

Given under my hand and official seal, this 1st day of June 2023.

Commission Expires:



  
\_\_\_\_\_  
Notary Public

Prepared By:  
Del Madani, Esq.  
2800 N. Lake Shore Dr. #703  
Chicago, IL 60657

After Recording, Mail To ~~&~~ Send Subsequent Tax Bills to:

Mail To:  
Pellegrini & Cristiano  
6817 W. North Ave.  
Oak Park, IL 60302

PORCELLI  
212 Lathrop  
River Forest, IL  
60305

# UNOFFICIAL COPY

File No: 771304

## EXHIBIT "A"

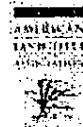
LOT 10 (EXCEPT THE WEST 9 FEET THEREOF) IN BLOCK 3 IN THE RESUBDIVISION OF BLOCKS 3 AND 6 AND THE NORTH 450 FEET OF BLOCK 7 IN HENRY FIELDS' SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

15.12.310-020-0000 (A)

Property of Cook County Clerk's Office

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. 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.



UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

14-Aug-2023



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

236.00  
472.00  
708.00

15-12-310-020-0000

20230501633698

0-626-263-504

Property of Cook County Clerk's Office