

# UNOFFICIAL COPY

10210813 Lot 2  
WARRANTY DEED

**AFTER RECORDING MAIL TO:**

Leticia Rios Rendon  
1478 Willow Ave  
Des Plaines, IL 60016

Doc#: 2326541009 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/22/2023 09:31 AM Pg: 1 of 3

Dec ID 20230901618387  
ST/CO Stamp 1-510-694-352 ST Tax \$234.00 CO Tax \$117.00

(Reserved for Recorders Use Only)

**MAIL REAL ESTATE TAX BILL TO:**

Leticia Rios Rendon  
1478 Willow Ave.  
Des Plaines, IL 60016

**THE GRANTORS:** Arnold C. Abellera and Eileen Qay F. Abellera, husband and wife, of 1478 Willow Avenue, Des Plaines, IL 60016, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Leticia Rios Rendon, a single woman, of Chicago, to have and to hold, the following described Real Estate, situated in the County of Lake, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION**

**Commonly known as:** 1478 Willow Avenue, Des Plaines, IL 60016  
**PIN:** 09-17-205-097-0000


Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**SUBJECT TO:** (a) General real estate taxes not due and payable at the time of closing; ~~(b) Special Assessments confirmed after Contract date;~~ (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; ~~(d) Zoning laws and Ordinances;~~ (e) Easements for public utilities; (f) ~~Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.~~

DES PLAINES Real Estate Transfer Tax  
No. 69327  
\$2.00 per \$1,000.00  
1478 WILLOW AVE  
CITY OF DES PLAINES

**REAL ESTATE TRANSFER TAX**

18-Sep-20

		<b>COUNTY:</b>	117.
		<b>ILLINOIS:</b>	234.
		<b>TOTAL:</b>	351.

09-17-205-097-0000

| 20230901618387 | 1-510-694-35



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**09-17-205-097-0000**

**PARCEL 1:**

THE SOUTHWESTERLY 46.33 FEET OF THE SOUTHEASTERLY 59.50 FEET OF THE NORTHWESTERLY 416.50 FEET AND THE SOUTHEASTERLY 27 FEET OF THE NORTHWESTERLY 384 FEET (EXCEPT THE SOUTHWESTERLY 103.66 FEET THEREOF) ALL BEING OF LOTS 45 TO 61, BOTH INCLUSIVE, TAKEN AS A TRACT, IN BLOCK 8, DES PLAINES CENTER, BEING A SUBDIVISION IN SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS AND EASEMENTS AS SHOWN ON THE PLAT ATTACHED THERETO RECORDED FEBRUARY 7, 1957 AS DOCUMENT NUMBER 16821185, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office