

# UNOFFICIAL COPY

Doc#. 2327241169 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/29/2023 12:41 PM Pg: 1 of 2

Dec ID 20230901616630  
ST/CO Stamp 0-286-016-464 ST Tax \$655.00 CO Tax \$327.50

## WARRANTY DEED

### Joint Tenant

File No: 23159831 <sup>1/3</sup>

THIS INDENTURE WITNESSETH, that the Grantor(s), Fabricio J. Nava, married to Carolina Nava, of the City of Berwyn, of the County of Cook, and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Anthony J. Spacucello and Amanda J. Reichardt, not as Tenants in Common but as Joint Tenants, the following described real estate, to-wit: \*A single man \*\*a single woman

*with the right of survivorship*

LOTS 3 AND 4 IN BLOCK 12 IN BERWYN, A SUBDIVISION OF BLOCKS 4, 5, 12, 13, 20, 21, 28, 29, 34, 35, 36 AND 39 IN LAVERGNE, A NORTHWEST 1/4 AND THAT PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF OGDEN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-31-222-017-0000; 018

Address of Real Estate: 3306 Wesley Ave, Berwyn, IL 60402

Subject to the following restrictions: a) all taxes and special assessments for the year 2022 and thereafter, b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 7<sup>th</sup> Day of September, 2023.

*X*  
Fabricio J. Nava

Carolina Nava

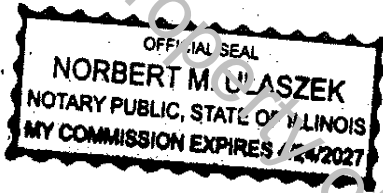
THE CITY OF BERWYN, ILL. REAL ESTATE  
TRANSFER TAX  
COLLECTION DEPARTMENT  
*RE # 6580 9/6/23*

# UNOFFICIAL COPY

STATE OF ILLINOIS  
COUNTY OF Du Page ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Fabricio J. Nava, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 7th Day of September, 2023.





Norbert M. Ulaszek  
Notary Public

This Instrument was prepared by:  
Norbert M. Ulaszek  
4535 S Kedzie Ave  
Chicago IL 60632

Future Tax Bills to  
Anthony J. Spacucello  
3306 Wesley Ave.  
Berwyn, IL 60402

After recording return document to:  
Anthony J. Spacucello  
3306 Wesley Ave.  
Berwyn, IL 60402

Mail to:  
Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453  
113-23159832.

REAL ESTATE TRANSFER TAX		21-Sep-2023
	COUNTY:	327.50
	ILLINOIS:	655.00
	TOTAL:	982.50
16-31-222-017-0000	20230901616030	0-286-016-464