

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#. 2335413401 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/20/2023 12:49 PM Pg: 1 of 2

Dec ID 20231201690613  
ST/CO Stamp 1-104-375-856 ST Tax \$580.00 CO Tax \$290.00

THE GRANTORS, **Edward Andrew Whetter and Concetta Deblasio-Whetter, husband and wife**, of the Village of Arlington Heights, IL 60004 State of Illinois for and in consideration of Ten and no/100 (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **Celerino Vargas and Lisa Ares, husband and wife**, 1445 N. Paulina St., Chicago, IL 60622, ~~as Joint Tenants and not as Tenants in Common nor as Tenants by the Entirety~~, all interest in the following described Real Estate situated in the County of ~~COOK~~, in the State of Illinois, to wit:

*See Exhibit "A" attached hereto and made a part hereof.*

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.

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

Permanent Index Number: 09-17-304-020-0000

FIRST AMERICAN TITLE  
FILE # AF1039958

Address of Real Estate: 934 Woodlawn Ave., Des Plaines IL 60016

Dated this 14<sup>th</sup> day of December, 2023.

  
\_\_\_\_\_  
Edward Andrew Whetter

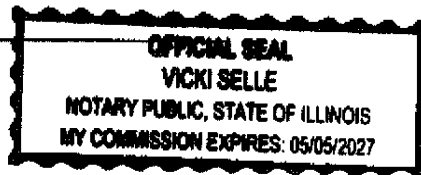
  
\_\_\_\_\_  
Concetta Deblasio-Whetter

State of Illinois, County of Cook: ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY **Edward Andrew Whetter and Concetta Deblasio-Whetter**, personally known to me to be the same person 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, including the release and waiver of the right of homestead.

Given under my hand and official seal this 14<sup>th</sup> day of December, 2023.

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



DES PLAINES ILLINOIS  
Real Estate Transfer Tax  
Stamp No. 69567  
\$2.00 per \$1,000.00  
934 Woodlawn Ave  
CITY OF DES PLAINES

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## Exhibit "A" – Legal Description

Permanent Index Number: 09-17-304-020-0000

Address of Real Estate: 934 Woodlawn Ave., Des Plaines IL 60016

THE EAST FIFTY SIX (56) FEET OF LOT SEVEN (7) IN BLOCK SIXTEEN (16), IN DES PLAINES MANOR TRACT NO. 2, IN THE WEST HALF (1/2) OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED JULY 14, 1911, AS DOCUMENT NUMBER 4793564 IN COOK COUNTY, ILLINOIS.

Prepared by: Adam J. Poteracki, 216 Higgins Road, Park Ridge, IL 60068  
Mail to: James P. Antonopoulos, 5519 N. Cumberland, Ste. 1009, Chicago IL 60656  
Tax Bill to: Celerino Varas, 1445 N. Paulina St., Chicago IL 60622