

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
TENANCY BY THE ENTIRETY

Doc#: 2335413414 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/20/2023 12:56 PM Pg: 1 of 2

Dec ID 20231101667420
ST/CO Stamp 1-456-697-392 ST Tax \$310.00 CO Tax \$155.00

Property of COOK COUNTY CLERK'S Office

THE GRANTOR, KAREN MURATORI, an unmarried woman, of Franklin Park, Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to JOHN ARANDA and MELANIE ARANDA, husband and wife, of 2647 South Kildare Avenue, Chicago, Illinois 60623, not as Tenants in Common, not as Joint Tenants, but as Tenants by the Entirety, all interest in the following described Real Estate situated in the Village of Franklin Park, County of Cook, State of Illinois, to wit:

LOT 46 AND THE SOUTH 1/2 OF LOT 47 IN LOEB'S SECOND RIVER PARK SUBDIVISION IN SECTION 27, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; acts done or suffered through Buyer; condominium declaration and bylaws, if any; and general real estate taxes not due and payable at the time of the Closing.

This is an "AS IS" purchase.

12-27-2023
12-26-23

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

Permanent Real Estate Index Number: 12-27-206-031-0000

Address of Real Estate: 3101 North Maple Avenue, Franklin Park, Illinois 60131

Dated this 5th day of December 2023.

K. Muratori
KAREN MURATORI

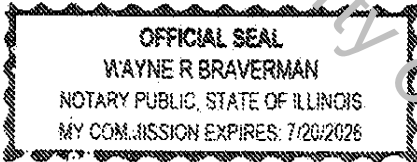
FIRST AMERICAN TITLE
FILE # AF1039449
1/2

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, CERTIFY that KAREN MURATORI, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument, as her 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 5th day of December 2023.



Wayne R Braverman
Notary Public

Prepared by:

Wayne R. Braverman
Attorney at Law
500 South Spring Road
Elmhurst, Illinois 60126

Mail to:

John and Melanie Aranda
3101 North Maple Avenue
Franklin Park, Illinois 60131

Name and Address of Taxpayers and Grantees:

John and Melanie Aranda
3101 North Maple Avenue
Franklin Park, Illinois 60131

