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SC23018181
FIDELITY NATIONAL
TITLE

Doc# 2401013313 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/10/2024 02:52 PM Pg: 1 of 4

Dec ID 20231001659011
ST/CO Stamp 0-646-371-376 ST Tax \$326.00 CO Tax \$163.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS, ITALO XAVIER PAREDES, divorced from Gina Pacino-Paredes and not since remarried, and GINA PACINO f/k/a GINA PACINO-PAREDES, divorced from Italo Xavier Paredes and not since remarried, of 117 S. George Street, Mount Prospect, Illinois, 60056, of the COUNTY of COOK, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to KATARINA ABFALL and DAVID EASTER, husband and wife, as tenants by the entirety and not as joint tenants or tenants in common, of COUNTY of COOK, all interest in the following described Real Estate 117 S. George Street, Mount Prospect, Illinois, 60056, located in the COUNTY of COOK in the State of Illinois:

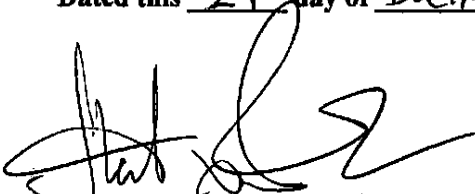
SEE EXHIBIT "A" for Legal Description

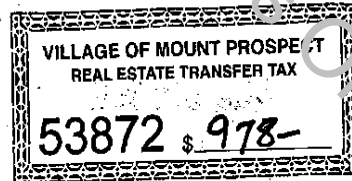
together with the tenements and appurtenances thereunto belonging.

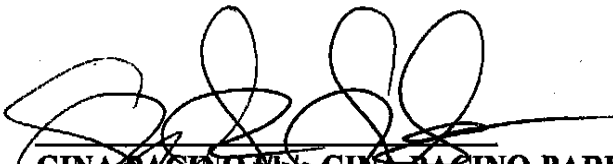
Permanent Real Estate Index Number: 08-12-212-008-0000

Address of Real Estate: 117 S. George Street, Mount Prospect, Illinois, 60056

Dated this 21 day of DECEMBER, 2023


ITALO XAVIER PAREDES




GINA PACINO f/k/a GINA PACINO-PAREDES

Prepared by: Joshua M. Martin, Esq.
3069 W. Armitage Ave.
Chicago, Illinois 60647

GRANTEE'S ADDRESS

Mail Deed & Tax Bills to
Katarina Abfall
David Easter
117 S. George St
Mt. Prospect, IL 60056

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STATE OF ILLINOIS, COUNTY OF COOK ss.

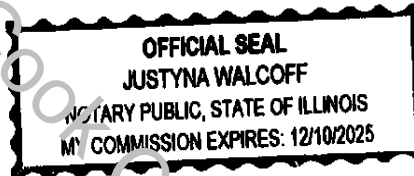
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **ITALO XAVIER PAREDES and GINA PACINO-PAREDES** personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23 day of December, 2023

Justyna Walcoff (Notary Public)

DATE: 12-21-2023

[Signature]
Signature of Buyer, Seller or Representative



* Grantee Prohibited From Conveying Property For Sales Price for 30 days from 1/17/24, After 30 day Grantee is further prohibited From Conveying the Property for Sales Price Greater than \$390,600.00 until 90 days from 1/19/24. These restrictions shall run with the land not personal to the Grantee

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EXHIBIT A

Order No.: SC23018181

For APN/Parcel ID(s): 08-12-212-008-0000

For Tax Map ID(s): 08-12-212-008-0000

LOT 16 IN BLOCK 13 IN THE SUBDIVISION OF PART OF BLOCKS 1, 3, 12 AND 14 AND ALL OF BLOCKS 2 AND 13 IN BUSSE'S EASTERN ADDITION TO MOUNT PROSPECT IN THE EAST 1/2 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, A PLAT OF WHICH SUBDIVISION WAS REGISTERED JUNE 30, 1926 AS DOCUMENT 309555, IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

09-Jan-2024



COUNTY:	163.00
ILLINOIS:	326.00
TOTAL:	489.00

08-12-212-008-0000

|20231001659011 | 0-646-371-376

Property of Cook County Clerk's Office