

# UNOFFICIAL COPY

## WARRANTY DEED

Mail Document to:

Stephen Getty  
7132 N. Ottawa Ave  
Chicago, IL 60631

Doc#: 2416302127 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 6/11/2024 10:15 AM Pg: 1 of 2

Dec ID 20240501617992  
ST/Co Stamp 0-882-904-368 ST Tax \$535.00 CO Tax \$267.50  
City Stamp 1-104-416-048 City Tax \$5,617.50

Mail Tax Bill to:

Stephen Getty  
7132 N. Ottawa Ave  
Chicago, IL 60631

The above space for recorder's use only

THE GRANTOR(S), **Gary J. Fontanetta and Idalia Y. Fontanetta, husband and wife,** as **joint tenants**, and in consideration of the sum of Ten and no/100ths Dollars (\$10.00), and other good and valuable considerations, in hand paid, Convey(s) and Warrant(s) to **Stephen Getty and Gina Getty**, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

PIN #: 09-36-105-126-0000

Property Address: 7132 North Ottawa Avenue, Chicago, IL 60631

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. TO HAVE AND TO HOLD said premises, forever.

*\*Husband and wife, NOT AS TENANTS IN COMMON,  
NOT IN JOINT TENANCY, BUT AS TENANTS  
BY THE ENTIRETY. OF 1777 GLEN  
LAKE RD, HOFFMAN ESTATES, IL 60149 1072*

Mail To:  
Carrington Title Partners, LLC  
1919 S. Highland Ave., Ste 315-B  
Lombard, IL 60148

2024-36646L

# UNOFFICIAL COPY

In Witness Whereof, the Grantor aforesaid have hereunto set their hand and seal(s) this

16 day of April 2024.

  
\_\_\_\_\_  
**Gary J. Fontanetta**

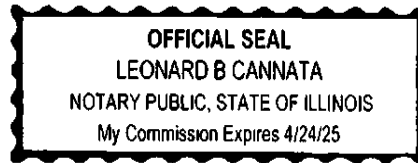
  
\_\_\_\_\_  
**Idalia Y. Fontanetta**

State of Illinois       )  
County of Cook       )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that, **Gary J. Fontanetta and Idalia Y. Fontanetta, husband and wife, as joint tenants** is personally known to me to be the same persons 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 notarial seal this 16 day of April 2024

Subscribed and Sworn to Before  
me this 16 day of April 2024

  
\_\_\_\_\_  
NOTARY PUBLIC



### LEGAL DESCRIPTION

LOT 4 (EXCEPT THE NORTH 315 FEET THEREOF) AND THE WEST 18 1/2 FEET OF LOT 3 (EXCEPT THE NORTH 315 FEET THEREOF) IN WALPERS SUBDIVISION OF LOT 1, IN BLOCK 5, IN CANFIELD, IN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #: 09-36-105-126-0000

Property Address: 7132 North Ottawa Avenue, Chicago, IL 60631

This instrument prepared by:

Leonard B. Cannata  
7300 W. 25<sup>th</sup> Street  
Box 1601  
North Riverside, IL 60546  
312-788-7207