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WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 1613318029 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/12/2016 09:39 AM Pg: 1 of 4

Mail Deed To:
The Mueller Law Group, LLC
203 N. LaSalle Street, Suite 2100
Chicago, IL 60601

Dec ID 20160401693213
ST/CO Stamp 0-977-707-328 ST Tax \$202.50 CO Tax \$101.25
City Stamp 0-788-500-800 City Tax: \$2,126.25

Send Subsequent Tax Bills To:

Karen Munoz
John Nelson Alden
2930 N. Kildare Avenue
Chicago, IL 60641

THE GRANTOR, GUILLERMO F. ROJAS, of Chicago, Illinois, of the County of Cook and the State of Illinois, for the consideration of TEN (\$10.00) DOLLARS, in hand paid, CONVEYS to KAREN MUNOZ and JOHN NELSON ALDEN, husband and wife, not as joint tenants, but AS TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the County of Cook, and the State of Illinois:

** a single man*

See EXHIBIT A attached hereto

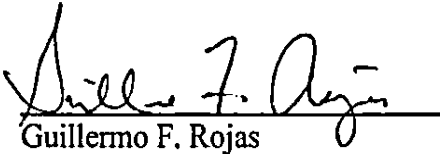
Permanent Index Number(s): 13-27-217-026-0000

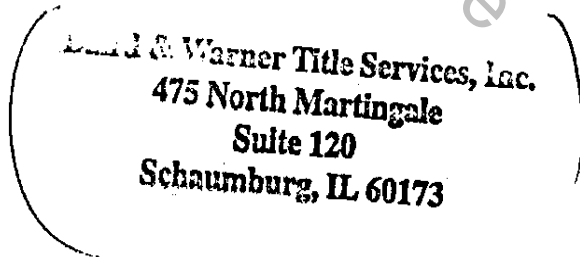
Address of Property: 2930 N. Kildare Avenue, Chicago, IL 60641

Subject to the general taxes for the year of 2015 and thereafter, and all covenants, restrictions, and conditions of record, building lines, easements, applicable zoning laws, ordinances, and other governmental regulations.

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.

Dated this 22nd day of April, 2016.


Guillermo F. Rojas



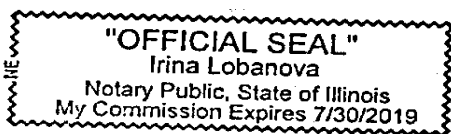
State of Illinois)
County of Cook) ss

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that GUILLERMO F. ROJAS, 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 he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

*1072
159-27-691*

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Given under my hand and official seal this 22nd day of April, 2016.




Irina Lobanova

Notary Public

This Instrument Prepared By:
Andrew Szocka, P.C.
799 East Terra Cotta Avenue
Crystal Lake, IL 60014

REAL ESTATE TRANSFER TAX	25-Apr-2016
	COUNTY: 101.25
	ILLINOIS: 202.50
	TOTAL: 303.75
13-27-217-026-0000 20160401693213 0-977-707-328	

REAL ESTATE TRANSFER TAX	25-Apr-2016
	CHICAGO: 1,518.75
	CTA: 607.50
	TOTAL: 2,126.25 *
13-27-217-026-0000 20160401693213 0-788-500-800	
* Total does not include any applicable penalty or interest due.	

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

LOT 28 IN ROBERT VOLK'S RESUBDIVISION OF LOTS 1, 4, 5, 6, 7 AND 8 AND THE SOUTH 49 FEET OF LOT 3 IN BLOCK 11 IN CUSHING'S SUBDIVISION OF THE WEST 50 ACRES OF THE NORTH 120 ACRES OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 13-27-217-026-0000

PROPERTY ADDRESS: 2930 N. Kildare Avenue, Chicago, IL 60641

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated April 22, 2016

Signature: *Guillermo F. Rojas*
Grantor or Agent
Guillermo F. Rojas

Subscribed and sworn to before me by
the said *grantor*
this 22nd day of April, 2016

Irina Lobanova
Notary Public



The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated April 22, 2016

Signature: *K*
Grantee or Agent
Karen Munoz

Signature: *John Nelson Alden*
Grantee or Agent
John Nelson Alden SNA
ALDEN

Subscribed and sworn to before me by
the said *grantee*
this 22nd day of April, 2016.

Irina Lobanova
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.