

UNOFFICIAL COPY



1905218088D

WARRANTY DEED

Mail Deed To:

Jorge & Sandra Montes
831 N. Ashland Ave.
Chicago, Illinois 60622

Taxpayer:

Jorge & Sandra Montes
831 N. Ashland Ave.
Chicago, Illinois 60622

Doc# 1905218088 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/21/2019 02:59 PM PG: 1 OF 3

THE GRANTORS, **JORGE MONTES and SANDRA MONTES**, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to **MONTES PROPERTIES LLC - 3039 KOMENSKY, a series limited liability company created under Montes Properties LLC**, a limited liability company by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois at 831 N. Ashland Ave., Chicago, Illinois 60622, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

“LEGAL DESCRIPTION ATTACHED”

PIN: 16-27-431-014-0000

ADDRESS: 3039 S. KOMENSKY AVE., CHICAGO, IL 60623

TO HAVE AND TO HOLD said real estate forever.

DATED this 18th day of JANUARY, 2019.

Jorge Montes (SEAL)
JORGE MONTES

Sandra Montes (SEAL)
SANDRA MONTES

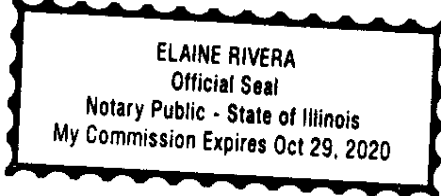
STATE OF ILLINOIS, COUNTY OF COOK) ss.

The foregoing instrument was acknowledged before me this 18 day of January, 2019 by JORGE MONTES and SANDRA MONTES.

Elaine Rivera
Notary Public

My commission expires Oct 29, 2020

Prepared by: Correa Law - Mario Correa
3010 W. Diversey Ave., Chicago, IL 60647



COUNTY - ILLINOIS TRANSFER STAMP
 EXEMPT UNDER PROVISIONS OF PAR. E
 SECTION 31-45, REAL ESTATE TRANSFER
 TAX LAW, 35 ILCS 200/31-45.
 DATE: 1-7-19
Jorge Montes
 Buyer, Seller or Representative


CCRD 888888 Re

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LEGAL DESCRIPTION



LOT 32 IN BLOCK 16 IN MC MILLAN AND WESTMORE'S FOURTH ADDITION TO CHICAGO IN THE SOUTHWEST ¼ OF SECTION 27, TOWNSHIP 39 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 16-27-431-014-0000

REAL ESTATE TRANSFER TAX	21-Feb-2019
	CHICAGO: 0.00
	C/A: 0.00
	TOTAL: 0.00 *

16-27-431-014-0000 | 20190201603654 | 0-898-079-136

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	21-Feb-2019
 	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

16-27-431-014-0000 | 20190201603654 | 0-007-170-464

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 1/18/2019

SIGNATURE: *Noah Hamant*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

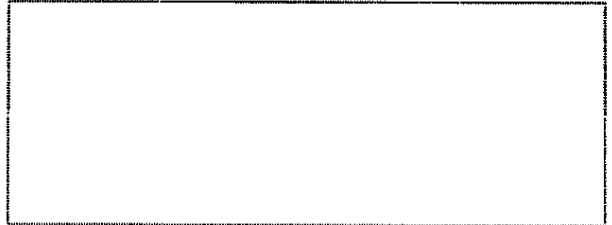
Elaine Rivera

By the said (Name of Grantor): Noah Hamant

AFFIX NOTARY STAMP BELOW

On this date of: 1/18/2019

NOTARY SIGNATURE: *Elaine Rivera*



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 1/18/2019

SIGNATURE: *Noah Hamant*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

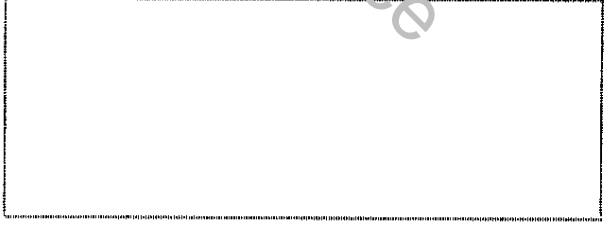
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Noah Hamant

AFFIX NOTARY STAMP BELOW

On this date of: 1/17/2019

NOTARY SIGNATURE: *Elaine Rivera*



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)