

UNOFFICIAL COPY

Doc#: 1909146003 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/01/2019 08:34 AM Pg: 1 of 3

Warranty Deed

ILLINOIS

Dec ID 20190301634121
ST/CO Stamp 1-252-816-288 ST Tax \$240.00 CO Tax \$120.00
City Stamp 1-387-034-016 City Tax: \$2,520.00

04/18/01 8302 (16) 2

FIDELITY NATIONAL
TITLE INSURANCE

Above Space for Recorder's Use Only

THE GRANTOR(S) **JUAN BARRAZA, Divorced and not since remarried**, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to **JUAN A. REBOLLAR**, of 7074 W. Diversey Ave, Chicago, Illinois, 60707- the following described Real Estate situated in the County of **COOK** in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof .)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 13-30-129-01 /-0000

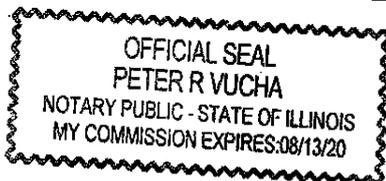
Address(es) of Real Estate: 2828 N Nordica Av, Chicago, Illinois 60634-

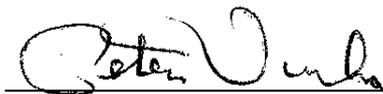
The date of this deed of conveyance is August, 2018.


JUAN BARRAZA

State of Illinois, County of Kane . I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **JUAN BARRAZA divorced and not remarried**, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(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 official seal August, 2018.





Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as: 2828 N Nordica Ave.

Chicago Illinois 60634-

Legal Description:

THE SOUTH 33-1/3 FEET OF THE NORTH 66-2/3 FEET OF LOT 35 IN RUTHERFORD'S THIRD ADDITION TO MONT CLARE IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Tax Number: 13-30-129-017-0000

Address(es) of Real Estate: 2828 N Nordica Av, Chicago, Illinois, 60634-

REAL ESTATE TRANSFER TAX

28-Mar-2019

1,800.00

720.00

CHICAGO: 2,520.00*

CTA: 1-387-034-016

TOTAL: 1-387-034-016

13-30-129-017-0000 | 20190301634121 | 1-252-816-289

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

REAL ESTATE TRANSFER TAX

13-30-129-017-0000

28-Mar-2019

1,220.00

240.00

360.00

COOK COUNTY ILLINOIS

TOTAL: 1-252-816-289

<p>This instrument was prepared by Peter Vucha Roeser & Vucha 920 Davis Road Elgin, IL 60123</p>	<p>Send subsequent tax bills to: Juan A Rebollar 2828 N. Nordica Avenue Chicago, IL 60634</p>	<p>Recorder-mail recorded document to: 2828 N. NORDICA AVE CHICAGO IL 60634</p>
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UNOFFICIAL COPY**PLAT ACT AFFIDAVIT**

STATE OF Illinois

Escrow No. OC18018322

COUNTY OF Cook

JUAN BARRAZA, being duly sworn on oath, states that resides at 2828 N. Nordica Avenue, Chicago, IL 60634 . That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

-OR-

2. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two (2) parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.



BY: