

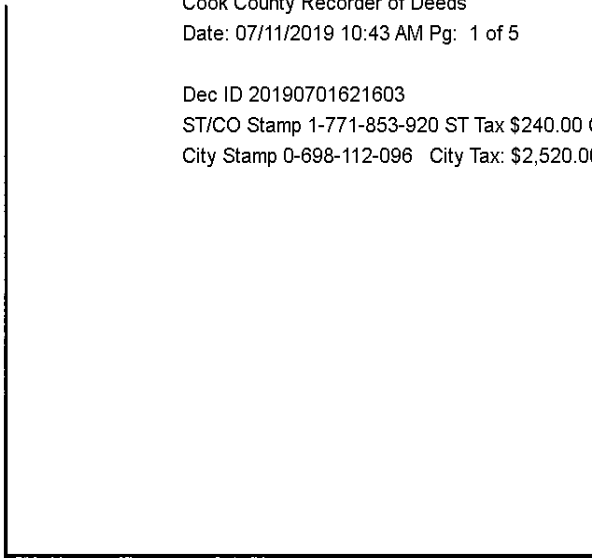
UNOFFICIAL COPY

Doc#: 1919257029 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/11/2019 10:43 AM Pg: 1 of 5

Dec ID 20190701621603
ST/CO Stamp 1-771-853-920 ST Tax \$240.00 CO Tax \$120.00
City Stamp 0-698-112-096 City Tax: \$2,520.00

WARRANTY DEED ILLINOIS STATUTORY

(Individual to Individuals)



(The Above Space for Recorder's Use Only)

THE GRANTORS Stella Rios Gusman, a married woman, Lillian E. Rios Sullivan, a married woman, and Maribel Rios Yocum, a married woman*, as sole heirs of Carmen Rios, deceased, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Martina Torres Galaviz and Octavio Contreras, of, 4319 W Barry, Chicago, IL 60641, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, ~~not~~ ^{but} as tenants by the entirety, ~~but~~ ^{NOT} as joint tenants, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-29-117-038-0000

Property Address: 2906 N. Moody Ave., Chicago, IL 60634

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2019 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

*THIS IS NOT HOMESTEAD PROPERTY AS TO GRANTORS.

FIDELITY NATIONAL TITLE

1919012267

1 of 2

UNOFFICIAL COPY

Dated this 24 day of June, 2019.

Stella R. Gussman (Seal)
Stella Rios Gussman

REAL ESTATE TRANSFER TAX

10-Jul-2019



COUNTY: 120.00
ILLINOIS: 240.00
TOTAL: 360.00

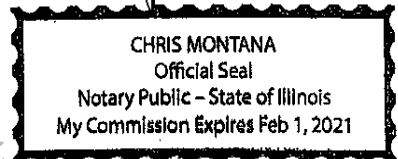
13-29-117-038-0000 | 20190701621603 | 1-771-853-920

STATE OF IL)
COUNTY OF Kendall) SS,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Stella Rios Gussman 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/she signed, sealed and delivered in the instrument as his/her 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 Dated this 24 day of June, 2019.

Chris Montana
Notary Public



THIS INSTRUMENT PREPARED BY
Law Office of Niko G. Marneris, P.C.
10661 S. Roberts Road, Suite 107
Palos Hills, IL 60465

MAIL TO:

Vira Law, LLC
4106 W. North Ave.
Chicago, IL 60639

SEND SUBSEQUENT TAX BILLS TO:

Martina Torres Galaviz
2906 N. Moody Ave.
Chicago, IL 60634

REAL ESTATE TRANSFER TAX

10-Jul-2019



CHICAGO: 1,800.00
CTA: 720.00
TOTAL: 2,520.00 *

13-29-117-038-0000 | 20190701621603 | 0-698-112-096

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

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

LOT 23 IN COLLINS AND GAUNTLETT'S DIVERSEY AVENUE SUBDIVISION IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 13-29-117-038-0000

Property Address: 2906 N. Moody Ave., Chicago, IL 60634

Property of Cook County Clerk's Office