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Doc# 1924134016 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/29/2019 09:54 AM PG: 1 OF 4

Prepared By:
Margaret Dawn, Attorney at Law, 13805 W. Burleigh Rd, Ste 100, Brookfield, WI 53005

Mail Tax Statement to: Pablo Ramos, 1211 Nippert Drive, Streamwood, IL 60107

Return to: Title 365 – Coraopolis, 345 Rouser Road, Suite 201 Coraopolis, PA 15108

File No.: OS3220-19002909

Permanent Real Estate Index Number: 06-26-202-005-0000

WARRANTY DEED

MARIA D. JAIMES and PABLO RAMOS, wife and husband, whose mailing address is 1211 Nippert Drive, Streamwood, IL 60107 (the "Grantor"), for valuable consideration in the amount of One Hundred Five Thousand and 00/100 Dollars (\$105,000.00), and other good and valuable consideration, does hereby convey and warrant unto PABLO RAMOS, a married man, in fee simple, whose address is 1211 Nippert Drive, Streamwood, IL 60107, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

Lot 4030 in Woodland Heights Unit 11, being a Subdivision in Section 26, Township 41 North, Range 9 East of the Third Principal Meridian, in Hanover Township, according to the plat thereof recorded June 24, 1969 as Document 20,880,926, in Cook County, Illinois.

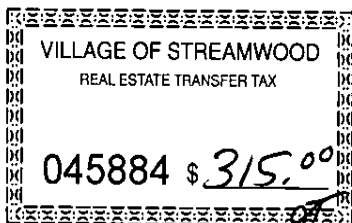
Being the same property conveyed from Enrique Andrade, single man, Maria D. Jaimes, single woman and Pablo Ramos, single man to Maria D. Jaimes and Pablo Ramos by deed dated February 23, 1996 and recorded April 8, 1996 in Instrument No. 96259786 in the Office of the County Recorder of Cook County, Illinois.

Property Address: 1211 Nippert Drive, Streamwood, IL 60107

AND 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 same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereon belonging.

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P
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REAL ESTATE TRANSFER TAX

29-Aug-2019



COUNTY: 52.50
ILLINOIS: 105.00
TOTAL: 157.50

06-26-202-005-0000

| 20190801671389 | 1-884-758-624

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THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

GRANTOR does for Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 22 day May, 2019.

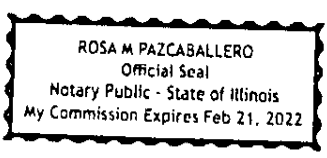
Maria D. Jaimes (Seal)
MARIA D. JAIMES

STATE OF ILLINOIS }
COUNTY OF Kane } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, MARIA D. JAIMES, is 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 said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of May 22, 20 19.

Rosa M. Pazcaballero
Notary Public Rosa M. Pazcaballero
My Commission expires:



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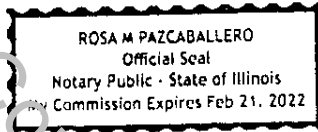
Pablo Ramos (Seal)
PABLO RAMOS

STATE OF ILLINOIS }
COUNTY OF Kane } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, PABLO RAMOS, is 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 said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of May 22, 20 19.

Rosa M. Pazcaballero
Notary Public Rosa M. Pazcaballero
My Commission expires: 2-21-22



This copy is provided by the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph _____ Section 31.45, Property Tax Code.

Date: 5-22-19

Signature of Grantor: Maria D. Jaimes
MARIA D. JAIMES

Date:

Signature of Grantor: Pablo Ramos
PABLO RAMOS

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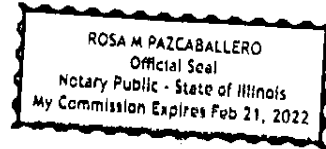
STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his 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 5-22, 2019

Signature: *M.D. James*
Grantor or Agent

Subscribed and sworn to before me
By the said Maria D. James
This 22 day of May, 2019
Notary Public *Rosa M. Pazcaballero*
Rosa M. Pazcaballero

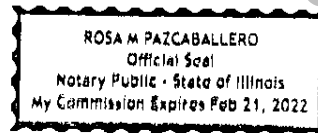


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date May 22, 2019

Signature: *Pablo Ramez*
Grantee or Agent

Subscribed and sworn to before me
By the said Pablo Ramez
This 22 day of May, 2019
Notary Public *Rosa M. Pazcaballero*
Rosa M. Pazcaballero



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.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)