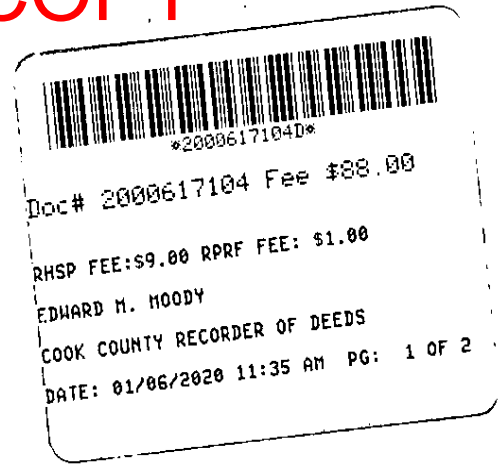


UNOFFICIAL COPY



WARRANTY DEED

Joint Tenant

File No: 19108723

1/2

THIS INDENTURE WITNESSETH that the Grantor(s), Ricardo S. Jimenez and Etelevina Jimenez, a married couple of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Eduardo Cruz, Jr. an unmarried man and Erick A. Martinez-Sanchez, a married man, not as Tenants in Common but as Joint Tenants, the following described real estate, to-wit:

LOT TWENTY-EIGHT (28) IN BLOCK TWO (2) IN CALLAND'S NORTH AVENUE AND GRAND AVENUE SUBDIVISION OF THAT PART OF BLOCKS TWO (2) AND THREE (3) IN HAMILTON'S SUBDIVISION OF THE SOUTH SIXTY (60) ACRES OF THE EAST HALF(1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEN (13)

EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE EAST LINE OF THE WEST HALF (1/2) OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION THIRTY-FOUR (34).

Permanent Real Estate Index Number: 13-34-318-011-0000

Address of Real Estate: 1621 N Kolmar Ave, Chicago, IL 60639

Subject to the following restrictions: a) all taxes and special assessments for the year 2019 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 20 Day of Dec, 20 19

Ricardo S Jimenez
Ricardo S. Jimenez

Etelevina Jimenez
Etelevina Jimenez

S Y

P 2

S

M X

SC

E X

INT

UNOFFICIAL COPY

STATE OF IL)

COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Ricardo S. Jimenez and Etelvina Jimenez, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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 Notarial Seal this 20 day of Dec 20 19.



Cheryl Trotto
Notary Public

This Instrument was prepared by:


Ferrentino & Associates, LLC
8409 West Cermak Road
North Riverside IL 60546

Future Tax Bills to:

Eduardo Cruz Jr &
Erick A. Martinez Sanchez
1621 N. Kolmar Ave
Chicago, IL 60639



After recording return document to:

Eduardo Cruz Jr &
Erick A. Martinez Sanchez
1621 N. Kolmar Ave
Chicago, IL 60639

REAL ESTATE TRANSFER TAX		26-Dec-2019
	CHICAGO:	1,072.50
	CTA:	429.00
	TOTAL:	1,501.50 *

13-34-318-011-0000 | 20191201675948 | 0-468-520-288

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

REAL ESTATE TRANSFER TAX		26-Dec-2019
	COUNTY:	71.50
	ILLINOIS:	143.00
	TOTAL:	214.50

13-34-318-011-0000 | 20191201675948 | 1-999-521-120