

PROPERTY IDENTIFICATION NUMBER:

13-26-316-028-0000

THIS INSTRUMENT WAS PREPARED BY:

ATTORNEY MARIO A. REED, ESQ. OF
THE LAW OFFICES OF MARIO A. REED
625 E. 170th St., Unit 2NW
South Holland, IL 60473



Doc# 2001413002 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/14/2020 09:43 AM PG: 1 OF 5



**THE LAW OFFICES OF
MARIO A. REED**
The Education Esquire

www.lawofficesofmarioareed.com

ILLINOIS WARRANTY DEED PURSUANT TO §765 ILCS 5/9 ILLINOIS CONVEYANCES ACT

NOW COMES THE GRANTOR:

GRANTOR INFORMATION & ADDRESS:

MRS. MARIA COLON

(A WIDOWED WOMAN NOT SINCE REMARRIED) OF

2534 NORTH SPRINGFIELD AVENUE

CHICAGO, ILLINOIS 60647

COOK COUNTY – JEFFERSON TOWNSHIP

For and in CONSIDERATION of TEN DOLLARS (\$10.00) and NO OTHER VALUE IN HAND PAID, DOES NOW CONVEY AND WARRANT on the 5TH DAY OF JANUARY IN THE YEAR 2020 to the following GRANTEEES, AS JOINT TENANTS, for which this DEED & FUTURE TAX BILLS SHOULD BE MAILED TO:

MAIL DEED & TAX BILL TO:

GRANTEEES INFORMATION & ADDRESS:

MRS. MARIA COLON (A WIDOWED WOMAN) &

MR. RICKY RIVERA (A MARRIED MAN)

OF 2534 NORTH SPRINGFIELD AVENUE,

CHICAGO, ILLINOIS 60647

IN COOK COUNTY – JEFFERSON TOWNSHIP

S Y
P S
S -
M -
SC Y
E -
INT Y

UNOFFICIAL COPY**PAGE 2 CONTINUED FROM PAGE 1 (ILLINOIS WARRANTY DEED CONVEYANCE INSTRUMENT)**

FURTHERMORE, THIS WARRANTY DEED CONVEYS ALL INTEREST IN FEE SIMPLE WITH JOINT TENANCY (NOT TENANTS IN COMMON), AS TO THE 100% OWNERSHIP STAKE OWNED BY MRS. MARIA COLON, A WIDOWED WOMAN, NOT SINCE REMARRIED, which was acquired via the WARRANTY DEED which was recorded on SEPTEMBER 8TH, 1988 WITH THE COOK COUNTY RECORDER OF DEEDS OFFICE AND ASSIGNED THE DOCUMENT NUMBER: 88409212 and SUBSEQUENT DEATH OF HER HUSBAND, MR. ANGEL L. COLON to the following described real property situated in the COUNTY OF COOK and the STATE OF ILLINOIS TO WIT:

COMMON STREET ADDRESS: **2534 NORTH SPRINGFIELD AVENUE, CHICAGO, ILLINOIS 60647**

PROPERTY INDEX NUMBER: **13-26-316-028-0000**



TOWNSHIP OF PROPERTY: **JEFFERSON TOWNSHIP**

LEGAL DESCRIPTION: **SEE ATTACHED COOK COUNTY CLERK CERTIFIED LEGAL DESC.**



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REAL ESTATE TRANSFER TAX		14-Jan-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-26-316-028-0000 20200101685167 0-261-628-768		


Finally, the **GRANTOR, MARIA COLON** does now hereby waive and release all rights and by virtue of the **HOMESTEAD EXEMPTION LAWS** of the **STATE OF ILLINOIS** to the **GRANTEES LISTED ABOVE, SPECIFICALLY MRS. MARIA COLON & MR. RICKY RIVERA** OF 2534 NORTH SPRINGFIELD AVENUE, IN CHICAGO, ILLINOIS 60647 in FEE SIMPLE. Also, this WARRANTY DEED IS HEREBY EXECUTED PURSUANT TO §765 ILCS 5/19 and is EXEMPT of ALL REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT OF §35 ILCS 200/31-45(e) (Conveyance for LESS than \$100) and the corresponding COOK COUNTY & CITY OF CHICAGO provisions of the REAL ESTATE TRANSFER TAX ORDINANCES.

Maria S. Colon

GRANTOR – MRS. MARIA COLON

1-5-20

SUNDAY, JANUARY 5TH, 2020

REAL ESTATE TRANSFER TAX		14-Jan-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-26-316-028-0000 | 20200101685167 | 0-657-726-816

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

PAGE 2 OF 5 (INCL. GGA)

UNOFFICIAL COPY
ATTACHED LEGAL DESCRIPTION**ATTACHED LEGAL DESCRIPTION**

**LOT FORTY (40) AND THE SOUTH
TWELVE AND A HALF (12 1/2) FEET OF
LOT FORTY-ONE (41) IN BLOCK
TWENTY-ONE (21) OF PENNOCK, A
SUBDIVISION IN THE WEST HALF (1/2)
OF THE SOUTHWEST QUARTER (1/4)
OF SECTION TWENTY-SIX (26),
TOWNSHIP FORTY (40) NORTH,
RANGE THIRTEEN (13), EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.**

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from CH. 34, par. 3-5020)

GRANTOR SECTION: MRS. MARIA COLON

The GRANTOR, MRS. MARIA COLON, now affirms that to the best of her knowledge, the GRANTEES, HERSELF, MRS. MARIA COLON & HER SON, MR. RICKY RIVERA shown on the foregoing WARRANTY DEED ARE NATURAL PEOPLE authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

Maria S. Colon

1-4-20
SUNDAY, JANUARY 5TH, 2019:

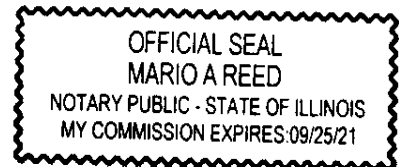
GRANTOR SIGNATURE ABOVE: MRS. MARIA COLON

GRANTOR NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF ILLINOIS

I, THE BELOW SIGNING NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that MRS. MARIA COLON did appear before me on the ABOVE-REFERENCED DATE, and affixed her respective signature to the above STATEMENT BY GRANTOR under her own free and voluntary act, while free from any undue influence.

AFFIX NOTARY STAMP BELOW:

[Signature]



NOTARY PUBLIC SIGNATURE ABOVE:

GRANTEE SECTION: MRS. MARIA COLON & MR. RICKY RIVERA

The GRANTEES, MRS. MARIA COLON & MR. RICKY RIVERA, B T MR. RICKY RIVERA FOR BOTH does now hereby swear that to the best of his knowledge the GRANTEES, MRS. MARIA COLON & MR. RICKY RIVERA, shown on the foregoing WARRANTY DEED ARE NATURAL PEOPLE authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

[Signature]

1-5-20
SUNDAY, JAN. 5TH, 2019:

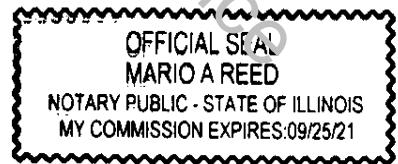
GRANTEE SIGNATURE ABOVE: MR. RICKY RIVERA ON BEHALF OF BOTH GRANTEES

GRANTEE NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF ILLINOIS

I, THE BELOW SIGNING NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that MR. RICKY RIVERA did appear before me on the ABOVE-REFERENCED DATE, and affixed his respective signature to the above STATEMENT BY GRANTEE under his own free and voluntary act, while free from any undue influence.

AFFIX NOTARY STAMP BELOW:

[Signature]



NOTARY PUBLIC SIGNATURE ABOVE:

CRIMINAL LIABILITY NOTICE:

PURSUANT TO §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 A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

ATTACH THIS GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE TO THE WARRANTY DEED TO BE RECORDED IN COOK COUNTY, ILLINOIS BECAUSE THE FOREGOING WARRANTY DEED IS EXEMPT UNDER THE PROVISIONS OF THE ILLINOIS REAL ESTATE TRANSFER ACT §35 ILCS 200/ART. 31.