

UNOFFICIAL COPY

AT 196 NW 0901 55 W 1/4



Chicago Title Insurance Company

WARRANTY DEED

Doc#: 2003608169 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/05/2020 10:03 AM Pg: 1 of 2

Dec ID 20200101600144
ST/CO Stamp 1-291-578-208 ST Tax \$256.00 CO Tax \$128.00
City Stamp 1-082-829-664 City Tax: \$2,688.00

THE GRANTOR, Carol A. Trost, a widow, of 4846 W. Melrose Street, Chicago, Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Juventino Martinez-Roman and Irma Sandoval, husband and wife, of 1331 N. Campbell, Chicago, IL 60622, not as Joint Tenants, nor as Tenants in Common, but as **TENANTS BY THE ENTIRETY**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 24 IN BLOCK 3 IN EDWARD'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Grantor, for herself and her successors, further covenant, promise and agree with Grantees, their heirs and assigns, that they have not done or suffered to be done anything so that the property is or may be in any manner encumbered or charged except as set forth in this Deed; and covenant further that they will warrant and defend the property against all persons lawfully claimed by, through or under them.

Hereby releasing and waiving all rights under and by virtue of Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-21-420-022-0000

Address(es) of Real Estate: 4846 W. Melrose St., Chicago, Illinois 60641

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Dated this 23rd day of January, 2020.

Carol A. Trost
Carol A. Trost

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE) SS.
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Carol A. Trost, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as 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 official seal, this 23rd day of January, 2020.



Alison Pechnik (Notary Public)

Prepared By: Harry J. Fournier, Esq.
Fournier Law Firm, Ltd.
2001 Midwest Road, Suite 206
Oak Brook, IL 60523

Mail To:
~~Guillermo Alvarado, Esq.~~
~~The Law Offices of Guillermo Alvarado, Ltd.~~
~~545 S. York Road, Suite 100~~
~~Bensenville, IL 60106~~

Juventino MARTINEZ-Roman
IRMA SANDOVAL
4846 W. Melrose ST
Chicago IL 60641

Name & Address of Taxpayer:
Juventino Martinez-Roman and Irma Sandoval
4846 W. Melrose St.
Chicago, IL 60641