

# UNOFFICIAL COPY

Doc#: 2009920284 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/08/2020 12:29 PM Pg: 1 of 2

## WARRANTY DEED

### MAIL TO:

Serrato Law LLC  
1310-A W. 18<sup>th</sup> St.  
Chicago, IL 60608

Dec ID 20200301647693  
ST/CO Stamp 1-354-993-888 ST Tax \$310.00 CO Tax \$155.00  
City Stamp 2-063-552-736 City Tax: \$3,255.00

### ADDRESS TAXPAYER/GRANTEE:

Carlos Francisco Almaraz  
2752 S. Homan Ave.  
Chicago, IL 60623

GRANTOR(S) **JUAN C. ROMERO**, a single man, of 3742 N. Oriole, Chicago, in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S), TO the GRANTEE(S).

**CARLOS FRANCISCO ALMARAZ**, a single man, of 2752 S. Homan Ave, Chicago, IL 60623, in the State of Illinois, in Fee Simple, the following described real estate in Cook County, to wit:

LOT 5 IN ELMOREE'S RESUBDIVISION OF PART OF BLOCK 1 IN WEYBURN'S SUBDIVISION OF BLOCK 6 IN MAHAN'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 19-13-127-019-0000

ADDRESS: 5814 S. Sacramento Ave, Chicago, IL 60629


SUBJECT TO: (1) General real estate taxes for the year 2019, 2<sup>nd</sup> installment and subsequent years, (2) Covenants, conditions and restrictions of record, hereby releasing and waiving all rights, if any, under and by virtue of the Homestead Exemption Laws of the State of Illinois. **THIS IS NOT HOMESTEAD PROPERTY.**

To HAVE AND TO HOLD said premises in Fee Simple.

Dated this 24<sup>th</sup> day of March, 2020.



GRANTOR(S):

  
Juan C. Romero

REAL ESTATE TRANSFER TAX		30-Mar-2020
	CHICAGO:	2,325.00
	CTA:	930.00
	TOTAL:	3,255.00

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

REAL ESTATE TRANSFER TAX		30-Mar-2020
	COUNTY:	155.00
	ILLINOIS:	310.00
	TOTAL:	465.00

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### ACKNOWLEDGMENT

STATE OF ILLINOIS )  
                                      )SS  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **Juan C. Romero**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as it s/his/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 notary seal, this 24<sup>th</sup> day of March, 2020.



Irene Scardino Prittis  
Notary Public

My commission expires \_\_\_\_\_  
\_\_\_\_\_

Prepared By:  
The Garbis Law Firm, LLC  
7330 N. Cicero Ave.  
Lincolnwood, IL 60712