

UNOFFICIAL COPY

Old Republic National Title
9601 Southwest Highway
Oak Lawn, IL 60453

20117626 1/2

Doc#: 2023821170 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/25/2020 02:28 PM Pg: 1 of 2

Dec ID 20200701623267
ST/CO Stamp 0-204-441-312 ST Tax \$245.00 CO Tax \$122.50
City Stamp 1-966-668-512 City Tax: \$2,572.50

WARRANTY DEED

Joint Tenant

File No: 20117626

THIS INDENTURE WITNESSETH, that the Grantor(s), Froylan Garduno, a single man, 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 Jose Alfredo Beltran and Oscar Ramirez, (Grantee's Address) , not as Tenants in Common but as Joint Tenants, the following described real estate, to-wit:

* a single man
* a single man Chicago, IL

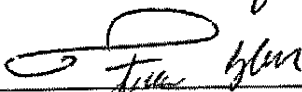
LOT 3 AND THE NORTH 8 1/3 (EIGHT AND ONE-THIRD) FEET OF LOT 4 IN BLOCK 3, IN THE SUBDIVISION OF THE NORTH 16 ACRES OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-09-208-021-0000


Address of Real Estate: 648 N Leamington Ave, Chicago, IL 60644

Subject to the following restrictions: a) all taxes and special assessments for the year 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 7th Day of July, 2020




Froylan Garduno

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REAL ESTATE TRANSFER TAX		13-Jul-2020
	CHICAGO:	1,837.50
	CTA:	735.00
	TOTAL:	2,572.50 *
16-09-208-021-0000 20200701623267 1-966-668-512		
* Total does not include any applicable penalty or interest due.		

STATE OF Illinois)

COUNTY OF Cook) SS.

REAL ESTATE TRANSFER TAX		13-Jul-2020
	COUNTY:	122.50
	ILLINOIS:	245.00
	TOTAL:	367.50
16-09-208-021-0000 20200701623267 0-204-441-312		

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Froylan Garduno, 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.

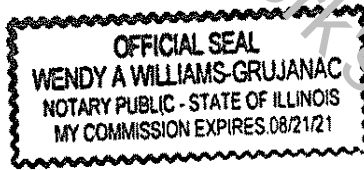
Given under my hand and Notarial Seal this 7th day of July, 2020.



Notary Public

This Instrument was prepared by:

Vergara Favia Ltd
425 W. Main St.
St. Charles IL 60174



Future Tax Bills to:
Jose Alfredo Beltran & Oscar Ramirez
648 N. Leamington Ave.
Chicago, IL
60644

After recording return document to:
Jose Alfredo Beltran & Oscar Ramirez
648 N. Leamington Ave.
Chicago, IL
60644