

UNOFFICIAL COPY

Doc#: 2025439102 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/10/2020 11:36 AM Pg: 1 of 2

WARRANTY DEED

Dec ID 20200601614480
ST/CO Stamp 1-645-930-208 ST Tax \$228.00 CO Tax \$114.00

MAIL TO:

Katni Law Group
257 N. West Ave.
Suite 206
Elmhurst, IL 60126

NAME & ADDRESS OF TAXPAYER:

Alejandro Zamora
7819 Major Ave.
Burbank, IL 60459

GRANTOR, NICOLAS FARIAS, married to Kasandra Contreras, of the Village of Burbank County of Cook and State of Illinois, for and in consideration of Ten Dollars (10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the Grantee, ALEJANDRO ZAMORA, of 2250 N. Lincoln Ave., Chicago, IL, the following described real estate:

LOTS 29 AND 30 IN BLOCK 12 IN FRED K H BARTLETT'S GREATER 79TH STREET SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Nos: 19-29-415-007-0000 and 19-29-415-008-0000

Property Address: ⁷⁸¹⁹789 Major Avenue, Burbank, Illinois 60459

SUBJECT TO: (1) General real estate taxes for the year ²⁰²⁰2019, second instrument and subsequent years. (2) Covenants, conditions and restrictions of record. (3) Building line and use and occupancy restrictions of record. (4) Zoning laws and ordinances. (5) Easements of record.

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

THIS IS NOT HOMESTEAD PROPERTY AS TO KASANDRA CONTRERAS

Dated this 09 day of June, 2020

NICOLAS FARIAS
NICOLAS FARIAS

City of Burbank

\$1139.50 One Thousand Thirty Nine 50/100

6-26-2020

Daren M. [Signature]
Real Estate Transaction Stamp


FIRST AMERICAN TITLE
ORDER# 303386

UNOFFICIAL COPY

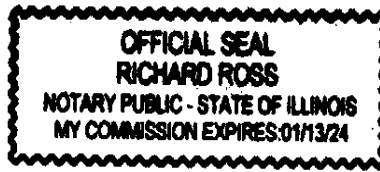
STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that NICOLAS FARIAS, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 29 day of June, 2020



Notary Public



My commission expires 1/13/24

This instrument was prepared by Richard G. Ross, 851 Providence Drive, Algonquin, IL 60102

Property of Cook County Clerk's Office