

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2026539144 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/21/2020 11:18 AM Pg: 1 of 3

Dec ID 20200701640767
ST/CO Stamp 0-162-807-520 ST Tax \$305.00 CO Tax \$152.50
City Stamp 1-907-637-984 City Tax: \$3,202.50

FIRST AMERICAN TITLE
FILE # 3005267

Preparer File: 2419Gladys
FATIC No.: 3005267

THE GRANTOR(S) Teresa Guerra, formally known as Teresa Zembal, a married woman of the Village of Lemont, County of Cook, State of Illinois and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

H.I.B.E. HOLDINGS LLC, organized under the Missouri Limited Liability Company Act,

of 2601 W 68th St, Mission Hills, KS 66208, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

LOT 36 IN EEE RESUBDIVISION BEING A RESUBDIVISION AND CONSOLIDATION OF PARTS OF CHAPMAN BROS. SUBDIVISION, B.W. THOMAS SUBDIVISION, G.M. BOGUE'S SUBDIVISION AND CIRCUIT COURT PARTITION, ALL IN BLOCKS 6 AND 7 OF ROCKWELL'S ADDITION TO CHICAGO BEING THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2005 AS DOCUMENT NUMBER 0511819084, IN COOK COUNTY, ILLINOIS.

This is NOT homestead property

SUBJECT TO: Private, public and utility easements and roads and highways; General taxes for the year 2020 and subsequent years

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

Permanent Real Estate Index Number(s): 16-13-222-040-0000

Address(es) of Real Estate: 2419 W. Gladys Ave
Chicago, IL 60612

Grantee herein is prohibited from conveying the property for any sales price for a period of 30 days from the date of short-sale closing. After this 30-day period, Grantee is further prohibited from conveying the property for a sale price greater than \$366,000.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.



First American
Title Insurance Company

Warranty Deed - Individual

UNOFFICIAL COPY

Dated this 23rd day of July, 2020

Teresa Guerra

Teresa Guerra FKA Teresa Zembal

STATE OF ILLINOIS, COUNTY OF COOK } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Teresa Guerra FKA Teresa Zembal, 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 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 official seal this 23rd day of July, 2020.



Kathleen Lane
Notary Public

Prepared by:
Law Office of Kathleen Lane
1234 Sherman Ave #201
Evanston IL 60202

Mail to:

H.I.B.E. Holdings
2601 West 68th Street
Mission Hills, KS 66208

Name and Address of Taxpayer:



EXHIBIT A

UNOFFICIAL COPY

LEGAL DESCRIPTION

Legal Description: LOT 36 IN EEE RESUBDIVISION BEING A RESUBDIVISION AND CONSOLIDATION OF PARTS OF CHAPMAN BROS. SUBDIVISION, B.W. THOMAS SUBDIVISION, G.M. BOGUE'S SUBDIVISION AND CIRCUIT COURT PARTITION, ALL IN BLOCKS 6 AND 7 OF ROCKWELL'S ADDITION TO CHICAGO BEING THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2005 AS DOCUMENT NUMBER 0511819084, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 16-13-222-040-0000 (Vol. 557)

Property Address: 2419 West Gladys Avenue, Chicago, Illinois 60612

Property of Cook County Clerk's Office