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WARRANTY DEED

Doc#: 2026720225 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/23/2020 12:27 PM Pg: 1 of 5

Dec ID 20200801653145
ST/CO Stamp 0-074-301-152 ST Tax \$200.00 CO Tax \$100.00
City Stamp 0-578-830-048 City Tax: \$2,100.00

THE GRANTOR(S) **Dumitru Smochina and Ligia Luminita Fulea a/k/a Ligia L. Fulea,**
husband and wife, of the City of Chicago County of Cook, Illinois, for and in consideration of ten
dollars and no cents (\$10.00) in hand paid, convey(s) and warrant(s) to **Luis D. Martinez Chaga** of
1550 N. CORDISTANA CHICAGO, IL the following described real estate situated in the County of
Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO:

Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way,
and easements of record.

The Grantors hereby covenants with the Grantee(s) that Grantors are lawfully seized in fee simple
of the above granted premises and has good right to sell and convey the same; and that Grantors;
his heirs, executors, and administrators shall warrant and defend the title unto the Grantee, his heirs
and assigns against all lawful claims whatsoever, 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): 16-23-303-018-0000

Property Address: 1647 S. Avers Avenue, Chicago, IL 60623

Dated this 9 day of July, 2020

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Dumitru Smochina

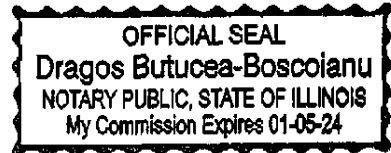
Ligia Luminita Fulea

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that **Dumitru Smochina and Ligia Luminita Fulea** personally known to me to be the persons 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 9th day of July 2020.

(Notary Public)



Prepared By:
Dragos (Drey) B. Boscoianu, Esq.
Access Law Group Ltd.
7132 N. Harlem Ave. - Suite 112
Chicago, IL 60631

Mail To:

BEATRIZ BETANCOURT, ESQ.
2957 N. MILWAUKEE
CHICAGO, IL 60641

Name and Address of Taxpayer/Send subsequent tax bills:

LUIS D. MARTINEZ CHAGA
1647 S. AVERS AVENUE
CHICAGO, IL 60623

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Exhibit "A" Legal Description

LOT 295 IN DOWNINGS SUBDIVISION OF LOTS 7 TO 14 BOTH INCLUSIVE IN J.H. KEDZIE'S SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

05-Aug-2020



CHICAGO:

1,500.00

CTA:

600.00

TOTAL:

2,100.00 *

16-23-303-018-0000

| 20200801653145



0-578-830-048

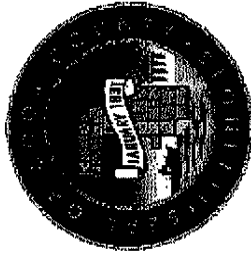
* Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

05-Aug-2020



COUNTY:

100.00

ILLINOIS:

200.00

TOTAL:

300.00

16-23-303-018-0000

20200801653145

0-074-301-152

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