

UNOFFICIAL COPY

WARRANTY DEED



20275171290

Doc# 2027517129 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/01/2020 04:35 PM PG: 1 OF 2

JT-20-789 1/2 TM

(The space above for Recorder's use only)

GRANTOR, JOSE CRUZ, a married man of 2161 N. California, Unit 109, Chicago, Il 60647, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to GRANTEE, DAVID DIAZ, a single man, of 5250 Grand Avenue, Gurnee, County of Lake, State of Illinois, in the following described Real Estate situated in Cook County, Illinois, commonly known as 2161 N. California, Unit 109, Chicago, Il 60647, legally described as:

Units 109 and P-9 in ST. GEORGE LOFTS CONDOMINIUM as delineated on a survey of the following described real estate: Lots 17, 18, 19 and 20 in W.O. Cole's Subdivision of Lots 22 to 25 inclusive and Lots 30 to 35 inclusive in Block 2 in L. Stave's Subdivision of that part of the Northeast 1/4 of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached to the Declaration of Condominium recorded as Document number 99898177, together with an undivided percentage in the Common Elements.


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

Permanent Index Number (PIN): 13-36-214-025-1009 and 13-36-214-025-1036

Address(es) of Real Estate: 2161 N. California, Unit 109, Chicago, Il 60647

SUBJECT TO: Covenants, conditions and restrictions of record, public alley and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2019 and subsequent years. Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

S X
P 2
S 1
M 1
SC X
E X
INT 0

REAL ESTATE TRANSFER TAX		15-Sep-2020
	CHICAGO:	3,000.00
	CTA:	1,200.00
	TOTAL:	4,200.00 *

13-36-214-025-1009 | 20200801651042 | 0-835-414-496

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

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Dated this

1st

day of August, 2020

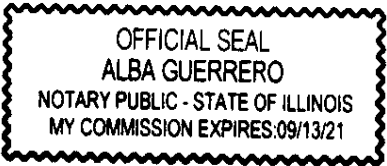
Jose Cruz
Jose Cruz

Sara Drescher
Sara Drescher

STATE OF ILLINOIS)
)ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jose Cruz and Sara Drescher, personally known to me to be the same persons whose names subscribed in 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 1st day of August, 2020.



Alba Guerrero
NOTARY PUBLIC
Commission expires 9/13/21

This instrument was prepared by:
Tristan & Cervantes
150 N. Wacker Drive, Suite 1550
Chicago, IL 60606

MAIL TO:
William I. Cartagena
1910 N Hoyne
Chicago, IL 60647

SEND SUBSEQUENT TAX BILLS TO:

David Diaz
2161 N. California, unit 109
Chicago, IL 60647

REAL ESTATE TRANSFER TAX		01-Oct-2020
	COUNTY:	200.00
	ILLINOIS:	400.00
	TOTAL:	600.00
13-36-214-025-1009 20200801651042 0-962-463-200		

OR Recorder's Office Box No.