

UNOFFICIAL COPY

Doc#. 2028122081 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/07/2020 10:22 AM Pg: 1 of 3

Dec ID 20200801666193
ST/CO Stamp 0-669-749-728 ST Tax \$163.00 CO Tax \$81.50



First American Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
Individual**

**FIRST AMERICAN TITLE
FILE # 2991161**

Robert S. Chirempes, III P/K/A

THE GRANTOR Robert Chirempes, divorced and not since remarried, of the City of Westchester, County of Cook, State of Illinois for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Gabriel Eduardo Andrade, individually of 7410 Dixon St., Forest Park, IL 60130 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

GA

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways, if any; and General taxes for the year 2019 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): 15-21-301-135-0000 and 15-21-301-220-1000

Address(es) of Real Estate: 1945 Balmoral, Westchester, IL 60154

Dated this 22 day of July, 2020

Ave

TRANSFER STAMP
Certification of Compliance
Village of Westchester, Illinois
JM 7/28/2020


Robert Chirempes

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Robert Chirempes personally known to me to be the same person whose name are 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 official seal, this 22 day of July, 20 20.



(Notary Public)

Prepared by:

Wojcicki Law / The Legacy Alliance
1834 Walden Office Square, Suite 500
Schaumburg, IL 60173

Mail to:

Jonathan Georgis
11020 S. Roberts Rd.
Palos Hills, IL 60465-2318

Name and Address of Taxpayer:

Gabriel Eduardo Andrade
1945 Balmoral
Westchester, IL 60154

EXHIBIT A
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LEGAL DESCRIPTION**Legal Description: PARCEL 1:**

LOT 13 AND THE NORTHWESTERLY 1/2 OF THE VACATED ALLEY LYING SOUTHEASTERLY AND ADJOINING IN BALTIS RESUBDIVISION OF LOTS 156 TO 163, BOTH INCLUSIVE, AND LOTS 167 TO 187, BOTH INCLUSIVE, IN GEORGE F. NIXON AND COMPANY'S SECOND CIVIC CENTER ADDITION TO WESTCHESTER, IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EASTERLY HALF OF THAT PART OF THE 16 FOOT VACATED ALLEY LYING EASTERLY OF AND ADJOINING LOT 13, LYING NORTHERLY OF THE SOUTHEASTERLY EXTENTION OF THE SOUTHERLY LOT LINE AND LYING SOUTHERLY OF THE SOUTHEASTERLY EXTENTION OF THE NORTHERLY LINE OF SAID LOT 13, IN BALTIS RESUBDIVISION OF LOTS 156 TO 163, BOTH INCLUSIVE, AND LOTS 167 TO 187, BOTH INCLUSIVE, IN GEORGE F. NIXON AND COMPANY'S SECOND CIVIC CENTER ADDITION TO WESTCHESTER, IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 15-21-301-135-0000 (VOL. 170) and 15-21-301-220-0000 (VOL. 170)

Property Address: 1945 Balmoral Ave, Westchester, Illinois 60154

Property of Cook County Clerk's Office