

UNOFFICIAL COPY

Doc#: 2030907025 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/04/2020 06:48 AM Pg: 1 of 3

WARRANTY DEED Statutory (Illinois)

Dec ID 20200901686159
ST/CO Stamp 0-727-071-200 ST Tax \$293.00 CO Tax \$146.50
City Stamp 1-322-768-864 City Tax: \$3,076.50

Mail to:

*Sherwood Law Group
218 N. Jefferson #401
Chicago IL 60661*

Name & address of taxpayer:

*Miguel Arroyo & Santiago Arroyo
2252 N. Mango Ave
Chicago IL 60639*

unmarried, and NOT a party to a civil union

THE GRANTOR(S) *Lucy Cardona* of the City of Chicago, County of Cook and State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to Miguel ^{Arroyo} and Santiago ^{Arroyo}, *both single* of 2252 N. Mango Avenue, Chicago, IL 60639 *2/1* interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 3 IN BLOCK 4 IN GRAND AVENUE SUBDIVISION, BEING A SUBDIVISION OF BLOCKS 2,3 AND 4 OF COMMISSIONER'S SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF GRAND AVENUE, IN COOK COUNTY, ILLINOIS

Subject to the real estate taxes not yet due or payable and subsequent years, covenants, conditions, restrictions, and special assessments confirmed after the date of the contract, if any, easements of records, building lines, zoning ordinances, public right of ways for roads and highways.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND HOLD said premises in fee simple forever, *as joint tenants*

Permanent index number(s) 13-32-212-028-0000

Property address: 2252 N. Mango Avenue, Chicago, IL 60639

DATED this *31st* day of *August*, 2019. *2020*

Lucy Cardona

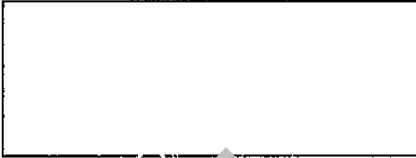
Lucy Cardona

**FIDELITY NATIONAL TITLE
OC20029352**

UNOFFICIAL COPY

WARRANTY DEED Statutory (Illinois)

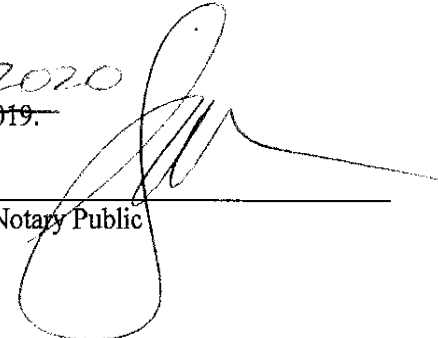
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lucy Cardona



personally, known to me to be the same person(s) whose name(s) is/are ~~_____~~ subscribed to the foregoing instrument, appeared before me this day in person, and the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

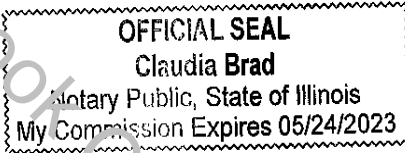
Given under my hand and official seal this 31st day of Aug, ~~2019~~, 2020

Commission expires:



Notary Public

Recorder's Office Box No.



NAME AND ADDRESS OF PREPARER:

Thomas C. Magarian
The Law Offices of Thomas C. Magarian, P.C.
2623 W Winnemac Ave
Suite # 100
Chicago, IL 60625

Property of Cook County Clerk's Office

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX



14-Sep-2020
 COUNTY: 146.50
 ILLINOIS: 293.00
 TOTAL: 439.50

13-32-212-028-0000

20200901686159 | 0-727-071-200

REAL ESTATE TRANSFER TAX

14-Sep-2020



CHICAGO: 2,197.50
 CTA: 879.00
 TOTAL: 3,076.50 *

13-32-212-028-0000 | 20200901686159 | 1-322-768-864

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

Property of Cook County Clerk's Office