

UNOFFICIAL COPY

WARRANTY DEED

Individual

748363
MAIL TO:

Cross Town Legal
19201 S. LaGrange Rd., Ste 205
Mokena, IL 60448

Doc#. 2031121245 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/06/2020 11:19 AM Pg: 1 of 2

Dec ID 20200701635132
ST/CO Stamp 0-423-604-704 ST Tax \$4.50 CO Tax \$2.25

NAME AND ADDRESS OF

TAXPAYER:

Brittany Hall
4200 Dewey Ave.
Matteson, IL 60443

THE GRANTOR(S) Samuel Zaragoza, a ^{married} single man, of 3919 W. 64th Place, Chicago, Illinois, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Brittany Hall, a single woman of 4200 Dewey Ave., Matteson, IL 60443, all interest in the following described Real Estate in the County of Cook, in the State of Illinois, to wit:

LOT 27 IN BLOCK 3 IN TREMBLY'S RICHTON PARK ESTATES, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 31-34-404-022-0000

Property Address: 2 Dewey Ave., Richton Park, IL 60471

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

TO HAVE AND TO HOLD said premises subject to a) general real estate taxes not due and payable at the time of closing; b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; c) zoning laws and ordinances which conform to the present usage of the premises; d) public and utility easements which serve the premises; e) public roads and highways, if any; f) party wall rights and agreements, if any; and g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

This is vacant property not homestead property

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DATED: 07-22-2020, 2020

Samuel Zaragoza (SEAL) _____ (SEAL)
Samuel Zaragoza

STATE OF ILLINOIS)

COUNTY OF WILL)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT Samuel Zaragoza personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the said instrument as their/his/her 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 notarial seal, this 22 day of July, 2020.



Kathleen C. Cunningham
Notary Public

NAME AND ADDRESS OF PREPARER:

Cross Town Legal
19201 S. LaGrange Road
Suite 205
Mokena, IL 60448

COUNTY-ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____,
SECTION 31-45, REAL ESTATE TRANSFER TAX LAW

DATE:

Buyer, Seller or Representative