UNOFFICIAL COPYMAN AND ASSESSMENT OF THE PROPERTY OF THE PROPE

Doc# 2031441002 Fee \$93.00

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

'EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/09/2020 09:28 AM PG: 1 OF 3

| of | 20-146409

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)
Bennett Santana

(The Above Space for Recorder's Use Only)

THE GRANTOR Bennett Santana for of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Guzadalupe A married J. Montalvo and Lupita Cristal Montalvo, a married couple, as tenants by the entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" Permanent Index Number(s): 13-34-204-011-00.00

Property Address: 2343 N. Keeler Avenue, Chicago, IL 63639

SUBJECT TO: Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate takes not due and payable at the time of Closing. Not a homestead property as to seller.

Dated this **30** day of **2010**, 2020.

Bennett Santana

** of 1716 N. Central Park, chicago, ILWOUT

SPSLSLYN

2031441002 Page: 2 of 3

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STATE OF ILLINOIS) SS, **COUNTY OF COOK**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Bennett Santana personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered in the instrument as its free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

& a married man.

Given under my hand and notarial seal, this 10 day of 100, 2020.

06000000000000000 MEGAN MOYER MURADIAN Notary Public, State of Iffinois My Commission Expires 07/07/20 0000000000000000000

DO PLANTING OF CO THIS INSTRUMENT PREPARED BY Archer Law Group 6839 W. Archer Ave. Chicago, IL 60638

MAIL TO:

Chicago, 16 6063 9 Plymouth Title N. Avoidale Ave.

Suite B-106

Chicago, II, 60631

SEND SUBSEQUENT TAX BILLS TO:

Guzadalupe J. Montalvo 2343 N. Keeler Avenue Chicago, IL 60639

REAL ESTATE TRANSFER TAX

08-Jul-2020

CHICAGO: CTA: TOTAL:

3,000.00 1,200.00 4.200.00

13-34-204-011-0000 | 20200701623767 | 0-882-879-200

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

REAL ESTATE TRANSFER TAX 06-Nov-2020 200.00 COUNTY: ILLINOIS: 400.00 600.00 TOTAL: 20200701623767 0-201-657-312

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EXHIBIT A:

LEGAL DESCRIPTION:

LOT 305 IN SAM BROWN JR'S PENNOCK SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

P.I.N.: 13-34-204-011-0000

C.K.A.: 2343 N. Keeler Ave, Chicago, IL 60639