

749993 1/2

PREPARED BY:

Nery & Richardson LLC  
4258 West 63rd Street  
Chicago, Illinois 60629

Citywide Title Corporation  
850 W. Jackson Blvd., Ste. 320  
Chicago, IL 60607



Doc# 2031601073 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/11/2020 03:55 PM PG: 1 OF 5

MAIL TAX BILL TO:

Christian Erazo and Jasmine Torres  
2525 S. Troy St  
Chicago, IL 60623

MAIL RECORDED DEED TO:

Christian Erazo and Jasmine Torres  
2525 S. Troy St  
Chicago, IL 60623

WARRANTY DEED

THE GRANTOR(S), Raul Zamora, Margarita Soto, husband and wife, and Nayeli Moreno, a single woman and not a party to a civil union, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to Christian Erazo and Jasmine Torres, ~~husband and wife, as tenants by the entireties~~ whose address is Chicago, IL, all right, title, and interest in the following described real estate situated in Cook County, Illinois, to wit:

\*An Unmarried Man      \*\*An Unmarried Woman, As Joint Tenants\*

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 2525 S. Troy Street, Chicago, IL 60623 ✓  
PIN(s): 16-25-122-015-0000 ✓

Subject to: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed.

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

TO HAVE AND TO HOLD said premises forever.

Dated this 6<sup>th</sup> Day of October 2020

Raul Zamora  
Raul Zamora

Nayeli Moreno  
Nayeli Moreno

Margarita Soto  
Margarita Soto

S  
P  
S  
M  
SC  
E  
INT

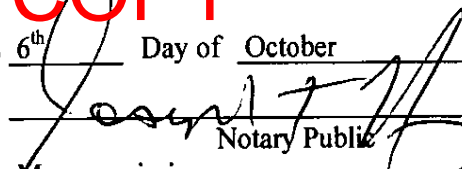
STATE OF Illinois ) SS.  
COUNTY OF Cook )

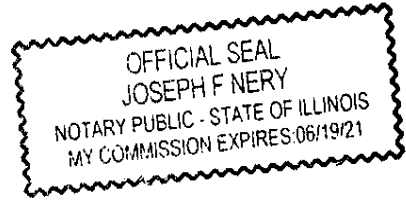
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Raul Zamora, Margarita Soto and Nayeli Moreno, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Warranty Deed - Continued

# UNOFFICIAL COPY

Given under my hand and notarial seal, this 6<sup>th</sup> Day of October 20 20

  
Notary Public  
My commission expires: \_\_\_\_\_



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## **EXHIBIT A**

LOT 18 IN THE SUBDIVISION OF THE EAST 50 FEET OF THE WEST 10 ACRES (EXCEPT THE SOUTH 83 FEET THEREOF) AND LOTS 1 AND 46 OF SUBDIVISION OF THE EAST 6 ACRES OF THE WEST 16 ACRES OF THE SOUTH 64 ACRES OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, RECORDED JUNE 20, 1887 AS DOCUMENT NO. 842589, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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## REAL ESTATE TRANSFER TAX

16-Oct-2020



**CHICAGO:**

1,500.00

**CTA:**

600.00

**TOTAL:**

2,100.00 \*

16-25-122-015-0000 | 20201001627971 | 0-615-636-448

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

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## REAL ESTATE TRANSFER TAX

16-Oct-2020



<b>COUNTY:</b>	100.00
<b>ILLINOIS:</b>	200.00
<b>TOTAL:</b>	300.00

16-25-122-015-0000

| 20201001627971 |

1-637-596-640