

UNOFFICIAL COPY

WARRANTY DEED

MAIL & SEND TAX BILLS

TO:

Ricardo Parrales JR
Ricardo Parrales Garcia
9428 S. Prairie Ave
Chicago, IL 60619

FIDELITY NATIONAL TITLE
OC20031722

Doc#: 2032013297 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/17/2020 05:02 PM Pg: 1 of 2

Dec ID 20200901603390
ST/CO Stamp 0-014-460-384 ST Tax \$240.00 CO Tax \$120.00
City Stamp 0-694-461-920 City Tax: \$2,520.00

THE GRANTOR, **Fast Trek Builders, Inc.**, an Illinois Corporation of 6760 W. 88th Pl, Oak Lawn, County of Cook, in the State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEEES, **Ricardo Parrales Jr.**, a married man and **Ricardo Parrales Garcia**, a married man, of 4801 S. Loomis Blvd, Chicago, County of Cook, in the State of Illinois, not as Tenants in Common, but as **JOINT TENANTS with rights of survivorship**, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOT 41 IN RESUBDIVISION OF BLOCK 4 AND PARTS OF BLOCKS 5, 6, 7, 11, 12, 13 AND 14 IN FAIRMOUNT A CERTAIN SUBDIVISION MADE BY CALUMET CANAL AND DOCK COMPANY'S OF EAST 1/2 OF THE SOUTHWEST 1/4 AND NORTH WEST 1/4 OF THE SOUTH EAST 1/4 SOUTH OF RAILROAD IN SECTION 3, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHICAGO CITY, COOK COUNTY, ILLINOIS.

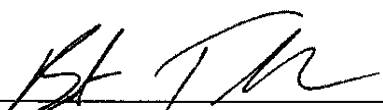
Permanent Real Estate Index Number: **25-03-324-025-0000**

Address of Real Estate: **9428 South Prairie Avenue, Chicago, Illinois 60619**

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

SUBJECT TO: covenants, conditions, and restrictions of record; easements for public utilities; and to General Taxes for 2020 and subsequent years.

DATED this 23 September 2020.



Bart Truchan, president and shareholder of
Fast Trek Builders, Inc

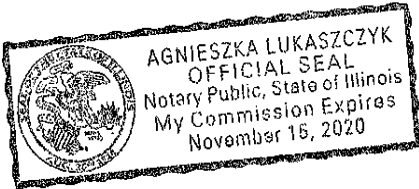
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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Bart Truchan, the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered the said instrument as 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 notary seal, this 23 September 2020.


(Seal)  _____ Notary Public



This instrument was prepared by:
 Martin Ptasinski
 The Law Offices of Martin Ptasinski, P.C.
 8517 S. Archer
 Willow Springs, Illinois 60480
 708-467-0000



REAL ESTATE TRANSFER TAX		23-Sep-2020
		COUNTY: 120.00
		ILLINOIS: 240.00
		TOTAL: 360.00
25-03-324-025-0000 20200901603390 0-014-460-384		

REAL ESTATE TRANSFER TAX		23-Sep-2020
		CHICAGO: 1,800.00
		CTA: 720.00
		TOTAL: 2,520.00 *
25-03-324-025-0000 20200901603390 0-694-461-920		

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