

**WARRANTY DEED
Statutory (Illinois)**

Doc#: 2033210103 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/27/2020 04:22 PM Pg: 1 of 2

Dec ID 20201001645312
ST/CO Stamp 1-418-916-832 ST Tax \$70.00 CO Tax \$35.00
City Stamp 0-018-691-040 City Tax: \$735.00

Mail To:

Edgar Santana
251 E 136th Pl
Chicago, IL 60827

This document prepared by:
Estela R. Unzueta
Unzueta Law Group, P.C.
115 West Main Street
Bensenville, IL 60106

The Grantor, **YOLANDA ROSAS**, a married woman, of the City of Peoria, County of Maricopa, State of Arizona for and in consideration of ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, conveys and warrants to Grantee, **EDGAR SANTANA GUZMAN**, an unmarried man, of 5815 S Fairfield, City of Chicago, County of Cook, State of Illinois the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

THE PART OF LOT 3 IN THE SUBDIVISION BY ANDREW H. DOLTON, CHARLES H. DOLTON AND HENRY B. DOLTON OF PART OF THE WEST HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY AS DESCRIBED AS FOLLOWS: 322 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH ON SAID EAST LINE A DISTANCE OF 181 FEET; THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 46.365 FEET; THENCE NORTH ON A LINE EAST ON A LINE PARALLEL WITH SAID LOT 3, A DISTANCE OF 181 FEET; THENCE EAST ON A LINE PARALLEL WITH SAID NORTH LINE OF LOT 3 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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 forever.

NOT HOMESTEAD PROPERTY

Permanent Index Number: 25-34-312-021-0000
Address of Real Estate: 251 E 136th Pl, Chicago, IL 60827

SUBJECT TO: 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 taxes not due and payable at the time of Closing.

UNOFFICIAL COPY

Dated this 29 day of October, 2020.

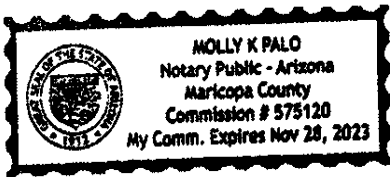

Yolanda Rosas

STATE OF Arizona)
COUNTY OF Maricopa) ss



I, the undersigned, a Notary Public in and for said County, in the State of Arizona, DO HEREBY CERTIFY that YOLANDA ROSAS, personally known to me to be the same person whose name (s)he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered the said instrument as 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 official seal, this 29 day of October, 2020


My Commission expires 11/13/2023




Notary Public

REAL ESTATE TRANSFER TAX		02-Nov-2020
	COUNTY:	35.00
	ILLINOIS:	70.00
	TOTAL:	105.00
25-34-312-021-0000 20201001645312		418-916-832

Mail Future Tax Bills to: Mr. Edgar Santana Guzman
251 E. 136th Place
Chicago, Illinois 60827

REAL ESTATE TRANSFER TAX		02-Nov-2020
	CHICAGO:	525.00
	CTA:	210.00
	TOTAL:	735.00 *
25-34-312-021-0000 20201001645312		0-018-691-040

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