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20-133396
WARRANTY DEED

Doc#: 2033449417 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/01/2020 06:23 PM Pg: 1 of 5

Dec ID 20201101650255
ST/CO Stamp 1-926-843-360 ST Tax \$275.00 CO Tax \$137.50
City Stamp 1-370-508-256 City Tax: \$2,887.50

THE GRANTOR(S) **Roberto Castrejon and Emilia Castrejon, husband and wife**, of the City of Chicago, County of Cook, Illinois, for and in consideration of Ten and NO/00 (\$10) in hand paid, convey(s) and warrant(s) **Wilson Penaranda a married man**, 2105 N. Halsted Ave, Chicago, IL 60639 of the following described real estate situated in the County of COOK, in the State of Illinois, to wit:

See Attached Legal Description

SUBJECT TO:

Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way, and easements of record.

The Grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors, and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-31-211-036-0000
Address of Real Estate: 2119 N Nagle Avenue, Chicago, IL 60707

Dated this 3 day of NOVEMBER, 2020

Roberto Castrejon
Roberto Castrejon

Emilia Castrejon
Emilia Castrejon

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Roberto Castrejon and Emilia Castrejon** personally known to me to be the persons whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their 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 3 day of NOVEMBER, 2020



[Signature] (Notary Public)

Prepared By:

VIRA LAW LLC
4106 W. NORTH AVE.
CHICAGO, IL 60639

Mail To:

Name: Wilson Penaranda *Arichabala*
Address: 2119 N Nagle Avenue, Chicago, IL 60707

Name and Address of Taxpayer/Address of Property:

Name: Wilson Penaranda *Arichabala*
Address: 2119 N Nagle Avenue, Chicago, IL 60707

CLERK'S OFFICE OF COOK COUNTY CLERK'S OFFICE

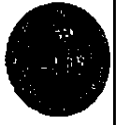
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Exhibit "A" Legal Description

THE NORTH 26 FEET OF LOT 22 AND LOT 23 (EXCEPT THE NORTH 96 FEET) IN BLOCK 3 IN GRAND AVENUE HEIGHTS SUBDIVISION IN THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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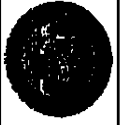


13-31-211-036-0000	20201101650255	1-370-508-256	CHICAGO:	2,062.50
			CTA:	825.00
			TOTAL:	2,887.50 *

Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

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13-31-211-036-0000

20201101650255

1-926-843-360

COUNTY:	137.50
ILLINOIS:	275.00
TOTAL:	412.50

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