

UNOFFICIAL COPY

Doc#: 2033838197 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/03/2020 11:37 AM Pg: 1 of 4

Dec ID 20201001617390
ST/CO Stamp 1-348-451-808 ST Tax \$230.00 CO Tax \$115.00
City Stamp 0-614-915-552 City Tax: \$2,415.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Hilda Goris, Luis Cruz, Sharon T. Torres, and
Estate of Judith Cruz, Deceased
3449 W. Pierce Ave.
Chicago, IL 60651

(The Above Space for Recorder's Use Only)

THE GRANTORS Hilda Goris, of 3449 W. Pierce Ave., Chicago, IL 60651; Luis Cruz,* of 3348 N. Kedvale Ave., Chicago, IL 60641; Sharon T. Torres,* of 4709 S. Texas Ave., Apt. A, Orlando, FL 32839; and Estate of Judith Cruz, Deceased, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to ~~Iron Capital, LLC, a Corporation~~ licensed to conduct business in Illinois, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: *City West Division LLC Series 2712*

** Individually and as the Sole Heirs of Judith Cruz, Deceased*

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 16-01-230-031-0000

Property Address: 2712 W. Division St., Chicago, IL 60622

Hereby releasing and 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 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.

Dated this 6th day of October 2020.

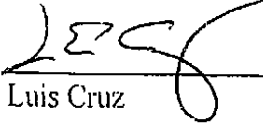
Hilda Goris
Hilda Goris


File nr: AT 200907
After recording mail to:
Altima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

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Dated this 9th day of October, 2020.

Dated this 29th day of Sept, 2020.


Luis Cruz

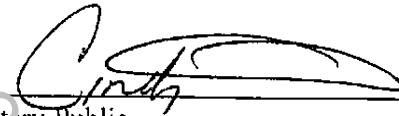

Sharon T. Torres

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Hilda Gomis, 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 they signed, sealed and delivered in the 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 notarial seal, this 16th day of October, 2020.

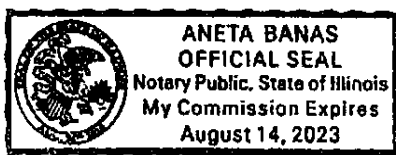




Notary Public

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Luis Cruz, 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 they signed, sealed and delivered in the 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 notarial seal, this 9th day of October, 2020.




Notary Public

UNOFFICIAL COPY

STATE OF FLORIDA)
) SS,
COUNTY OF ORANGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sharon T. Torres 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 they signed, sealed and delivered in the 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. BY PHYSICAL PRESENCE & WHO PRODUCED DL & ID'S IDENTIFICATION

Given under my hand and notarial seal, this 29th day of SEPTEMBER, 2020.



[Signature]
Notary Public

THIS INSTRUMENT PREPARED BY
Joanna B. Long
Campbell Long, LLC
105 West Madison Street, Suite 600
Chicago, IL 60602

MAIL TO:

Mustafa Kamal
23626 Denise St.
Plainfield, IL 60585

SEND SUBSEQUENT TAX BILLS TO:

City West Division LLC Series 2712
~~Leon Capital, LLC~~
2712 W. Division St.
Chicago, IL 60622

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File No: AT200907

EXHIBIT "A"

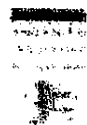
LOT 38 IN BLOCK 7 IN HUMBOLDT PARK RESIDENCE ASSOCIATION SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property Address: 2712 W DIVISION ST CHICAGO, IL 60622
Parcel ID Number: 16-01-230-031-0000

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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*Commitment for Title Insurance (8-1-2016)
Technical Correction 4-2-2018
Schedule B - Part I*