

UNOFFICIAL COPY

Doc#: 2034340090 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/08/2020 03:24 PM Pg: 1 of 3

Warranty Deed

ILLINOIS

Dec ID 20201101652923
ST/CO Stamp 2-131-745-760 ST Tax \$234.00 CO Tax \$117.00

Above Space for Recorder's Use Only

1706456 IUTC

THE GRANTOR(s) Fatima M. Perez and Argimiro Perez, her husband of the City of Berwyn, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) CHARLENE KIM REDMON as of 295 S Monterey, Elmhurst, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part here of.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2020 and subsequent years; Covenants, conditions and restrictions of record, if any;

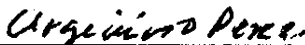
Permanent Real Estate Index Number(s): 16-31-331-024-0200

Address(es) of Real Estate: 3818 Oak Park Avenue, Berwyn, IL 60402

The date of this deed of conveyance is NOVEMBER 12, 2020.



FATIMA M. PEREZ

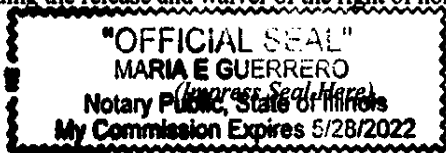


ARGIMIRO PEREZ

State of Illinois, County of COOK ss.

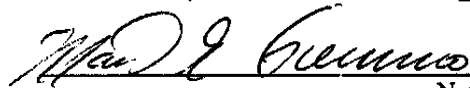
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

FATIMA M. PEREZ AND ARGIMIRO PEREZ, HER HUSBAND 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.



(My Commission Expires 5/28/2022)

Given under my hand and official seal on 11/12/2020



Notary Public

THE CITY OF  REAL ESTATE
BERWYN, IL TRANSFER TAX
\$ 1126.02 \$ 2,340.00
COLLECTION DEPARTMENT

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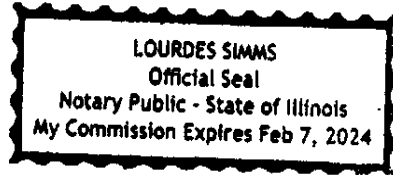
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: November 13, 2020

Signature: *Alex Gallen*
Grantor or Agent

Subscribed and sworn to before me by
the said Lourdes Simms
this 13^m day of November, 2020.



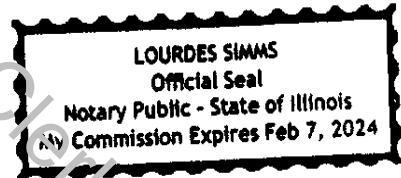
Notary Public: *[Signature]*

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: November 13, 2020

Signature: *Alex Gallen*
Grantee or Agent

Subscribed and sworn to before me by
the said Lourdes Simms
this 13^m day of November, 2020.



Notary Public: *[Signature]*

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



UNOFFICIAL COPY**LEGAL DESCRIPTION**

For the premises commonly known as:

3818 OAK PARK AVENUE, BERWYN, IL 60402

LOT 4 IN THE RESUBDIVISION OF LOT 2 AND LOT 3 (EXCEPT THE SOUTH 23 FEET 9 INCHES THEREOF) IN BLOCK 52 IN THE SUBDIVISION OF BLOCKS 45,47,48, 49, 50, 51,52 IN THE CIRCUIT COURT PARTITION IN SECTION 31, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This instrument was prepared by FATIMA M. PEREZ 3006 MAPLE AVENUE BERWYN, IL 60402	Send subsequent tax bills to: CHARLENE REDMON 3818 OAK PARK AVE, BERWYN, IL 60402	Recorder-mail recorded document to: Jeffrey Dovitz 10729 W. 159th St., Orland Park, Illinois 60467
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**MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
320 W OHIO ST. #3E
CHICAGO, IL 60654**