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206GNW776030SK 1/2

WARRANTY DEED

AFTER RECORDING MAIL TO:

The Law Office of Judy K. Maldonado
1800 Nations Drive, Suite 218
Gurnee, Illinois 60031

MAIL REAL ESTATE TAX BILL TO:

Sara Guillen
3248 N. Oleander Ave
Chicago, IL 60634

Doc#: 2035842142 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/23/2020 03:19 PM Pg: 1 of 3

Dec ID 20201101652941
ST/CO Stamp 0-537-413-600 ST Tax \$258.00 CO Tax \$129.00
City Stamp 1-907-083-232 City Tax: \$2,709.00

(Reserved for Recorders Use Only)

THE GRANTOR: Janet Collins, widowed and not since remarried, of 3248 N. Oleander Ave., Chicago, IL 60634, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Sara Guillen, a single woman, of 5053 W. Grace, Chicago, Illinois 60641, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 3248 N. Oleander Ave., Chicago, IL 60634
PIN: 12-24-424-014-0000

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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DATED this 17 day of November, 2020.

Janet Collins
Janet Collins

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

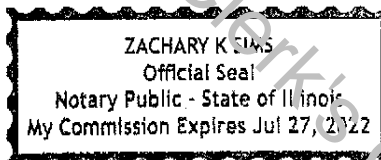
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Janet Collins, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she signed 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 17 day of November, 2020.

Zachary K. Sims
Notary Public

NAME AND ADDRESS OF PREPARER:

Zachary K. Sims
Attorney at Law
2400 Ravine Way, Suite 200
Glenview, IL 60025



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LEGAL DESCRIPTION

Order No.: 20GNW776030SK

For APN/Parcel ID(s): 12-24-424-014-0000

LOT 2 IN BLOCK 6 IN H. O. STONE AND CO'S SECOND ADDITION TO BELMONT TERRACE BEING A SUBDIVISION OF LOT 6 IN ASSESSOR'S DIVISION OF THE EAST 1/2 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office