

GNT20-0223

UNOFFICIAL COPY



Doc# 2035919022 Fee \$88.00

WARRANTY DEED

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RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/24/2020 11:56 AM PG: 1 OF 2

The GRANTOR, BEVERLY BENNETT, a single woman of 3440 W. MARQUETTE ROAD, UNIT 1E, CHICAGO, IL., 60629, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY and WARRANT unto ORLANDO RAMOS & ANA Y. RIVAS, as joint tenants with the right of survivorship, 9234 S. Pulaski, Apt 1w, Oak Lawn, Il 60453, the GRANTEE, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 1E, IN 3440-42 W. MARQUETTE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 79 AND 80 IN BLOCK 14 IN JOHN F. EBERHART'S SUBDIVISION OF THE NORTHEAST 1/4, OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE PROPOSED DECLARATION OF CONDOMINIUM RECORDED MAY 15, 2006 AS DOCUMENT 0613539053 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 3440 W. MARQUETTE ROAD, UNIT 1E, CHICAGO, IL, 60629
Permanent Real Estate Index Number(s): 19-23-229-040-1001

SUBJECT TO (a) general real estate taxes not due and payable at the time of closing; (b) building lines, building laws and ordinances, (c) use or occupancy restrictions, (d) conditions and covenants of record, (e) zoning laws and ordinances which conform to the present usage of the premises, (f) utility easements which serve the premises.

This is homestead property for the Grantors. To have and to hold said property forever.

IN WITNESS WHEREOF, the Grantors have caused these presents to be signed this 11th day of December, 2020.

GRANTOR:

By: Beverly Bennett (signature)

Table with REAL ESTATE TRANSFER TAX, COUNTY: 26.50, ILLINOIS: 53.00, TOTAL: 79.50

Table with REAL ESTATE TRANSFER TAX, CHICAGO: 397.50, CTA: 159.00, TOTAL: 556.50 *

19-23-229-040-1001 | 20201201695189 | 0-049-803-232

* Total does not include any applicable penalty or interest due

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State of Illinois
County of Cook ss. **NOTARY**

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, **Beverly Bennett**, 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 she signed, sealed and delivered the said instrument as 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 seal, this 11th day of December, 2020.

Commission expires

Daniel Giron (Notary Public)



MAIL RECORDED INSTRUMENT TO:

~~Victoria L. Perez, P.C.
4126 N. Lincoln, Unit 1
Chicago, IL 60618~~

[Handwritten signature]

PREPARED BY:

AND SEND SUBSEQUENT TAX BILLS TO:

*Ana Y. Rivas
Orlando Ramos
9204 S. Pulaski Rd
#1W
Oak Lawn, IL 60453*

Rogers Real Estate Law Group, LLC
Lisa Voegel Rogers, Esq.
123 W. Madison St., STE 1000
Chicago, IL 60602

Mail to:

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77 W Washington St. Ste 1414
Chicago IL 60602
312-508-5565