

# UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY  
(Corporation to Individual)**

Doc#: 2100815350 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/08/2021 04:00 PM Pg: 1 of 3

Dec ID 20200701638531  
ST/CO Stamp 0-061-263-584 ST Tax \$210.00 CO Tax \$105.00  
City Stamp 0-957-902-560 City Tax: \$2,205.00

**THE GRANTOR**, Cardos, LLC, an Illinois Limited Liability Corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S) and WARRANT(S)** to Crispin Eduardo Ramirez and Silvia Ruth Ramirez, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, (**GRANTEE'S ADDRESS**) 4406 South Leamington Avenue, Chicago, Illinois 60638 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

**SUBJECT TO:** covenants, conditions and restrictions of record, general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)  
**TO HAVE AND TO HOLD** said premises as husband and wife, not as joint tenants or tenants in common but as tenants by the entirety forever.

Permanent Real Estate Index Number(s): 19-04-408-024-0000  
Address(es) of Real Estate: 4406 South Leamington Avenue, Chicago, Illinois 60638

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, this 23rd day of July, 2020.

Cardos, LLC

By \_\_\_\_\_  
Santa Maria Management, its manager  
by Adan Sandoval, President

REAL ESTATE TRANSFER TAX	23-Jul-2020
CHICAGO:	1,575.00
CTA:	630.00
<b>TOTAL:</b>	<b>2,205.00 *</b>

19-04-408-024-0000 | 20200701638531 | 0-957-902-560

\* Total does not include any applicable penalty or interest due.

**REAL ESTATE TRANSFER TAX** 23-Jul-2020

COUNTY:	105.00
ILLINOIS:	210.00
<b>TOTAL:</b>	<b>315.00</b>

19-04-408-024-0000 | 20200701638531 | 0-061-263-584

**FIDELITY NATIONAL TITLE**

0020018493

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Santa Maria Management, its manager by Adan Sandoval, personally known to me to be the President of the Cardos, LLC, an Illinois Limited Liability Corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Santa Maria Management, its manager by Adan Sandoval and President they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of \_\_\_\_\_ Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22<sup>nd</sup> day of July 2020



S. Herrera (Notary Public)

**Prepared By:** Luis C. Martinez - Attorney At Law  
4111 W 63rd Street  
Chicago, Illinois 60629

**Mail To:**  
Esperanza Rivera Valenzuela - Attorney At Law  
6418 West Ogden Avenue  
Berwyn, Illinois 60402

**Name & Address of Taxpayer:**  
Crispin Eduardo Ramirez and Silvia Ruth Ramirez  
4406 South Leamington Avenue  
Chicago, Illinois 60638

Cook County Clerk's Office

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## EXHIBIT 'A'

### Legal Description

LOT 2 IN BLOCK 12 IN FREDERICK H. BARTLETT'S CENTRAL CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 4 AND IN THE SOUTHEAST 1/4 AND NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office