

UNOFFICIAL COPY

Doc#: 2101301098 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/13/2021 09:59 AM Pg: 1 of 2

FIDELITY NATIONAL TITLE cc 2604

This document prepared by:

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Firm Names: DiazCase Law
Address: 7100 16th Street
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Phone: 773-579-0140

Dec ID 20201101667382
ST/CO Stamp 1-279-035-360 ST Tax \$335.00 CO Tax \$167.50
City Stamp 1-872-460-768 City Tax: \$3,517.50

WARRANTY DEED

THE GRANTORS, Mario Moreno and Maricela Moreno, Husband and wife, in the State of Illinois, for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrants unto Joel Escutia, a MARRIED Man of the city of Chicago state of Illinois, the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

Legal Description:

LOT 85 IN BLOCK 1 IN MOORE'S SUBDIVISION OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 30, TOWNSHIP THIRTY 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 2128 W. 23rd Street, Chicago, IL 60608

PIN: 17-30-106-024-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Subject to liens of general real estate taxes that are not yet due and payable, all easements, rights-of-way, protective covenants, mineral reservations of record, legal highways and public rights-of-way, and all applicable zoning and building codes

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

Grantor does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

REAL ESTATE TRANSFER TAX		20-Nov-2020
	COUNTY:	167.50
	ILLINOIS:	335.00
	TOTAL:	502.50

17-30-106-024-0000 | 20201101667382 | 1-279-035-360

REAL ESTATE TRANSFER TAX		20-Nov-2020
	CHICAGO:	2,512.50
	CTA:	1,005.00
	TOTAL:	3,517.50 *

17-30-106-024-0000 | 20201101667382 | 1-872-460-768

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

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IN WITNESS WHEREOF, this Warranty Deed is executed by Grantor this 28th day of October 2020.

Mario Moreno
Mario Moreno

Maricela Moreno
Maricela Moreno

STATE OF ILLINOIS
COUNTY OF Du Page

I, the undersigned Maria Salceda Public in and for said County, in the State aforesaid, so hereby certify that Mario Moreno personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this instrument as his 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 28th day of October 2020.

Notary Public

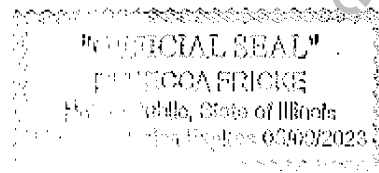


STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned Rebecca Fricke Public in and for said County, in the State aforesaid, so hereby certify that Maricela Moreno personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this instrument as his 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 28th day of October 2020.

Notary Public



MAIL DEED, AFTER RECORDING, TO:

Tristan Cervantes
150 N. Wacker # 1550
Chicago, IL 60606

SEND FUTURE TAX BILLS TO:

Joel Escobar
2128 W. 23rd St.
Chicago, IL 60608