

UNOFFICIAL COPY

**Warranty DEED  
ILLINOIS STATUTORY**

# ACCOMPLISHED  
MAIL TO:  
Jose A. Villagrana  
273 Morgan Valley Dr.  
Oswego, IL 60543

Doc#: 2102607466 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/26/2021 04:15 PM Pg: 1 of 2

Dec ID 20201101671201  
ST/CO Stamp 1-386-186-720 ST Tax \$113.50 CO Tax \$56.75  
City Stamp 0-259-999-712 City Tax: \$1,191.75

NAME & ADDRESS OF  
TAXPAYER:

TGLP LLC and  
SMG Management LLC  
2002 Reynolds Dr.  
Colleyville, TX 76034

RECORDER'S STAMP

THE GRANTOR(S), Maribel Socorro n/k/a Maribel Socorro Beguerie, a married individual, for and in consideration of 10.00 DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANTS to TGLP LLC and SMG Management LLC, (GRANTEE'S ADDRESS) 2002 Reynolds Dr, Colleyville, TX 76034, all interest in the following described real estate, which is situated in the County of COOK, in the State of Illinois, to wit:

LOT 22 IN BLOCK 10 IN THE CIRCUIT COURT PARTITION OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOTE: If additional space is required for legal-attach on a separate 8-1/2"x 11 Sheet; with a minimum of 1/2" clear margin on all sides.

This is not Homestead Property. Subject to the 2<sup>nd</sup> half 2019 Real Estate Taxes and subsequent years.  
Subject to mortgage dated 6-29-16, recorded 7-7-16, Doc. No. 1618955081.  
Permanent Real Estate Index Number(s): 21-31-400-031-0000

Address: 8346 South Muskegon Avenue., Chicago, IL 60617

Dated this 4th day of May, 2020.

Signed: Maribel Socorro  
Maribel Socorro  
n/k/a Maribel Socorro Beguerie

Signed: Jerome Beguerie  
Jerome Beguerie to release Homestead

Chicago Title

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

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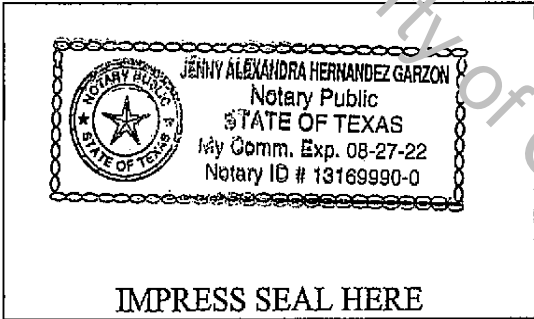
STATE OF TEXAS }  
COUNTY OF Fort Bend } ss.

I, the undersigned, a notary public in and for said County, in the State aforesaid, CERTIFY THAT **Maribel Socorro n/k/a Maribel Socorro Beguerie and Jerome Beguerie**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as a 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 1 day of the month MAY, 2020.

Jenny Alexandra Hernandez Garzon  
Notary Public

My commission expires on 08-27, 22.



\_\_\_\_\_ County – ILLINOIS TRANSFER STAMP

\*If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

Prepared by:  
Jose A. Villagrana, Atty at Law  
273 Morgan Valley Dr.  
Oswego, IL 60543

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
\_\_\_\_\_ SECTION 31-45, OF THE ILLINOIS REAL  
ESTATE TRANSFER ACT

\_\_\_\_\_  
Date Signature of Buyer, Seller or Representative

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55ILCS 5/3-5022).

WARRANTY  
DED  
ILLINOIS STATUTORY

FROM

TO