

A 20-370188
WARRANTY DEED
ILLINOIS STATUTORY

UNOFFICIAL COPY

Doc#: 2102620465 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/26/2021 04:13 PM Pg: 1 of 3

Dec ID 20201201695040
ST/CO Stamp 1-786-331-104 ST Tax \$450.00 CO Tax \$225.00
City Stamp 0-536-494-048 City Tax: \$4,725.00

Mail to:

ERIK + DIONA LOPEZ
1835 N. MOZART ST UNIT 2
CHICAGO IL 60647

Name & Address of Taxpayer:

~~Jose Villagrana~~ ERIK + DIONA LOPEZ
~~7723 Westliff St~~ 1835 N. MOZART #2
~~North Richland Hills, TX 76182~~
CHICAGO IL 60647

(Space for Recorder's Use)

THE GRANTOR(S), JOSE VILLAGRANA, UNMARRIED,

of the CITY of CHICAGO, County of COOK State of ILLINOIS

for and in consideration of TEN DOLLARS DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to

THE GRANTEE(S), ERIK LOPEZ AND DIANA LOPEZ, husband + wife, as joint tenants

(Grantee's Address) 1835 N. MOZART ST #2 CHICAGO IL 60647

of the _____ of _____, County of COOK State of ILLINOIS

in the form of ownership: Fee Simple

all interest in the following described real estate situated in the County of COOK, in the State of Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

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

Subject to: Covenants, conditions & restrictions of record; building lines & easements; property taxes not yet due and payable at time of closing

Permanent Index Number(s): 13-25-229-028-0000

Property Address: 2858 N ELSTON AVE, CHICAGO, IL 60618

UNOFFICIAL COPY

Dated this 4 day of December, 2020

Jose Luis Villagrana (Seal) _____ (Seal)
 JOSE VILLAGRANA
 _____ (Seal) _____ (Seal)

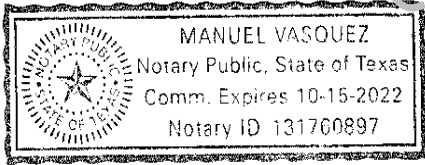
(NOTE: Please type or print names below all signatures.)

STATE OF Texas)
) ss
 COUNTY OF Tarrant)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT
JOSE VILLAGRANA

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 4 day of December, 2020.



Manuel Vasquez
 Notary Public

My commission expires: 10-15-2022

_____ COUNTY, ILLINOIS TRANSFER STAMP

Name & Address of Preparer:
Andrew S.F. Harrison
Frank Panzica Law, Inc.
8770 W. Bryn Mawr, Ste 1300
Chicago, IL 60631

or
Exempt under provisions of Paragraph _____
 Section 4, Real Estate Transfer Tax Act.
 Date: _____

Buyer, Seller or Representative

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


UNOFFICIAL COPY

Legal Description



LOT 8 IN BLOCK 2 IN CARTER'S ADDITION TO MAPLEWOOD, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address:
2858 N. Elston Avenue
Chicago, IL 60618

Pin: 13-25-229-028-0000

| | | |
|--|---------------|-------------------|
| REAL ESTATE TRANSFER TAX | | 28-Dec-2020 |
|  | CHICAGO: | 3,375.00 |
| | CTA: | 1,350.00 |
| | TOTAL: | 4,725.00 * |
| 13-25-229-028-0000 20201201695040 0-536-494-048 | | |

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

| | | |
|---|---|---------------|
| REAL ESTATE TRANSFER TAX | | 28-Dec-2020 |
|  |  | COUNTY: |
| | | ILLINOIS: |
| | | TOTAL: |
| 13-25-229-028-0000 | | 225.00 |
| 20201201695040 | | 450.00 |
| 1-786-331-104 | | 675.00 |

Property of Cook County Clerk's Office