

UNOFFICIAL COPY

Return to:
Lakeland Title Services
1300 Iroquois Ave., Ste 100
Naperville, IL 60563

Doc#: 2103206353 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/01/2021 03:02 PM Pg: 1 of 3

WARRANTY DEED

Illinois

106240

4 of 4

Dec ID 20201001621467
ST/CO Stamp 0-470-859-792 ST Tax \$117.00 CO Tax \$58.50

This instrument Prepared By:
SARA J. GRAY, P.C.
1429 Plainfield Rd.
Joliet, IL 60435

Mail Recorded Instrument to:
Robert J. Hamilton
3290 Executive Dr., Ste. 101
Joliet, IL 60431

Mail Tax Billis To:
Gilberto M. Villa & Teresa Velazquez
1305 Campbell Ave.
Chicago Heights, IL 60411

THE GRANTOR, Delfa Investments Company Inc., an Illinois corporation, of the County of Will, State of Illinois, for and in consideration of ten and no/100 dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEES, Gilberto Marrufo Villa and Teresa Velazquez Cabrera, as husband and wife, of 5048 S. Artisan Ave., Chicago, IL 60632, the following-described real estate, situated in Cook County, Illinois to wit:

Legal Description:
LOT 2 AND THE SOUTH 8.15 FEET OF LOT 1 IN BLOCK 5 IN PRAIRIE VIEW, A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1305 Campbell Ave., Chicago Heights, IL 60411

P.I.N.(s): 32-20-114-002-0000

In the following form of ownership:

- as Tenants in Common
- not as Tenants in Common, but as Joint Tenants With rights of survivorship
- not as Tenants in Common or Joint Tenants, but As Tenants by the Entirety.

THIS IS NOT HOMESTEAD PROPERTY

CITY OF CHICAGO
CTS. TRANSFER TAX

468 DOLS 00 CTS^e 1 of 2

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Subject to: general real estate taxes and special assessments not yet due and payable; building, building line and use or occupancy restrictions; conditions, covenants, easements and restrictions of record; zoning laws and ordinances; easements for public utilities, drainage ditches, feeders, laterals and drain tile, pipe and other conduit; roads and highways; and

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

Dated: 10/07/2020

Delfa Investments Company, Inc.
An Illinois Corporation

BY: Ramon Del Toro
Ramon Del Toro

ITS: President

STATE OF ILLINOIS)
COUNTY OF Will)

I, the undersigned, a notary public in and for the aforesaid County and State, do hereby certify that Ramon Del Toro, personally known to me to be the same person whose name is subscribed to the above and foregoing instrument, appeared before me this 7th day of October, 2020, in person and acknowledged that he signed and delivered said instrument freely and voluntarily, for the uses and purposes therein set forth including the release and waiver of the right of homestead, if any.

Evelyn Carranco
NOTARY PUBLIC



AFFIX TRANSFER STAMPS BELOW

MUNICIPAL

STATE/COUNTY

REAL ESTATE TRANSFER TAX

06-Jan-2021



| | |
|-----------|--------|
| COUNTY: | 58.50 |
| ILLINOIS: | 117.00 |
| TOTAL: | 175.50 |

32-20-114-002-0000 | 20201001621467 | 0-470-859-792

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piu 32-20-114-002-0000

Property of Cook County Clerk's Office