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Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
TENANTS BY THE ENTIRETY**

GIT

Doc#: 2103607134 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/05/2021 08:23 AM Pg: 1 of 2

Dec ID 20201101659085
ST/CO Stamp 0-571-181-024 ST Tax \$350.00 CO Tax \$175.00
City Stamp 2-051-925-984 City Tax: \$3,675.00

THE GRANTOR(S), Fyde Sanchez, a single man, not party to a civil union, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Daniel Petrean and Daniela Petrean, HUSBAND AND WIFE, AS ~~TENANTS~~ **JOINT TENANTS** (GRANTEE'S ADDRESS) 8240 Harding Ave, Skokie, IL 60076 of the County of COOK, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

~~*BY THE ENTIRETY.~~

LOT 21 AND THE NORTH 12-1/2 FEET OF LOT 22 IN BLOCK 3 IN HOWSER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes not due and payable at the time of closing, 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) 2020, installments not due at the date hereof of any special tax or assessment for improvements heretofore below, covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

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

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Permanent Real Estate Index Number(s): 13-28-317-021-0000

Address(es) of Real Estate: 2519 N. Luna Ave., Chicago, Illinois 60639

Dated this 3 day of November, 2020

Fyde Sanchez
Fyde Sanchez

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Fyde Sanchez, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this 3 day of November, 2020

[Signature]
(Notary Public)

Prepared By: Victoria I. Perez, P.C.
Attorney at Law
4126 N. Lincoln Ave., Suite 1
Chicago, Illinois 60618

REAL ESTATE TRANSFER TAX		02-Dec-2020
	COUNTY:	175.00
	ILLINOIS:	350.00
	TOTAL:	525.00
13-28-317-021-0000 20201101659085 0-571 181-024		

Mail To:
Paul J. Kulas
2329 W. Chicago Ave.
Chicago, Illinois 60622

Name & Address of Taxpayer:
Daniel Petrean and Daniela Petrean
2519 N. Luna Ave.
Chicago, Illinois 60639

REAL ESTATE TRANSFER TAX		02-Dec-2020
	CHICAGO:	2,625.00
	CTA:	1,050.00
	TOTAL:	3,675.00 *
13-28-317-021-0000 20201101659085 2-051-925-984		
* Total does not include any applicable penalty or interest due.		