

2093C05900740
1 of 2

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2104119005D

Doc# 2104119005 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/10/2021 09:21 AM PG: 1 OF 5

(Reserved for Recorders Use Only)

CT Lisle - MLC

WARRANTY DEED

AFTER RECORDING MAIL TO:

Jacob J. Meister, Esq
2129 N. Western Ave.
Chicago, IL 60647

MAIL REAL ESTATE TAX BILL TO:

David Villanueva and Jeanette Villanueva
1632 Clarence Ave.
Berwyn, IL 60402

THE GRANTORS: Carlos R. Colon and Milagros Torres, husband and wife, of 2314 N. Hamlin Ave., Chicago, IL 60647, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to David Villanueva and Jeanette Villanueva, husband and wife, of 1632 Clarence Ave., Berwyn, IL 60402, to have and to hold, as tenants by the entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 2314 N. Hamlin Ave, Chicago, IL 60647
PIN: 13-35-103-031-0000

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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DATED this 20th day of November, 2020.

Carlos R. Colon
Carlos R. Colon

Milagros Torres
Milagros Torres

STATE OF ILLINOIS)

)SS

COUNTY OF COOK)

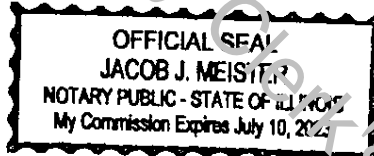
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Carlos R. Colon and Milagros Torres**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed 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 20th day of November, 2020.

Jacob J. Meister
Notary Public

NAME AND ADDRESS OF PREPARER:

Jacob J. Meister
Attorney at Law
2129 N. Western Ave.
Chicago, IL 60647



Office

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EXHIBIT "A"

LEGAL DESCRIPTION

Order No.: 20GSC059007LP

For APN/Parcel ID(s): 13-35-103-031-0000

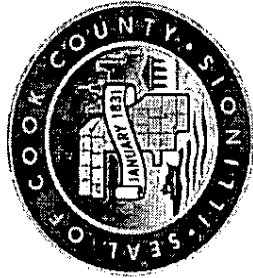
LOT 24 (EXCEPT THE SOUTH 8 FEET THEREOF) AND THE SOUTH 16 FEET OF LOT 23 IN L. A. TRAPER'S FULLERTON AVENUE ADDITION TO CHICAGO, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 1890 AS DOCUMENT 1286072, IN BOOK 44 OF THE PLATS PAGE 6, IN SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

04-Feb-2021



COUNTY:	110.00
ILLINOIS:	220.00
TOTAL:	330.00

13-35-103-031-0000

20201201688051

1-548-436-496

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REAL ESTATE TRANSFER TAX

04-Feb-2021



CHICAGO:

1,650.00

STA:

660.00

TOTAL:

2,310.00

13-35-103-031-0000 | 20201201688051 | 0-574-383-120

* Total does not include any applicable penalty or interest due