

UNOFFICIAL COPY



\*21050400020\*

WARRANTY DEED  
Statutory (Illinois)

Doc# 2105040002 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/19/2021 09:22 AM PG: 1 OF 2

THE GRANTOR, GREGORIO BALMACEDA, a single person, in fee simple absolute, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 UNITED STATES DOLLARS (\$10.00) and other valuable consideration in hand paid and receipt which is hereby acknowledged, CONVEYS and WARRANTS to GRANTEES, FRANCIS KELLY, a married person, and ANA KELLY, a married person,

- joint tenants with rights of survivorship
- tenants in common owning and undivided interest
- tenants by the entirety

all interest of the grantees in the following described Real Estate situated in the City of Chicago, County of Cook, in the State of Illinois, to wit:

LOT 5 IN BLOCK 5 IN MILLER'S SUBDIVISION OF BLOCKS 4 AND 5 IN STREET'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO ALL: covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvement not yet completed; general real estate taxes for the year 2020 and subsequent years.

Permanent Real Estate Index Numbers(s): 25-17-314-018-0000

Address of Real Estate: 1211 West 108<sup>th</sup> Street, Chicago, Illinois 60643

Dated this 21<sup>st</sup> day of January, 2021.

Gregorio B.  
GREGORIO BALMACEDA

2012666 5 1/3

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

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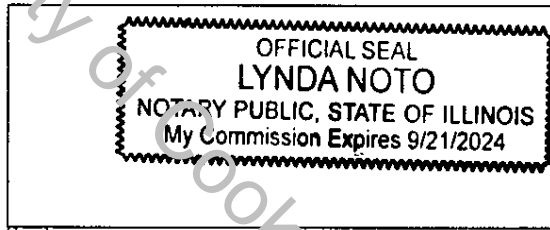
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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that, **GREGORIO BALMACEDA**, 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 20 day of January, 2021.

*Lynda Noto*  
Notary Public Signature



Seal

REAL ESTATE TRANSFER TAX		22-Jan-2021
	COUNTY:	69.25
	ILLINOIS:	138.50
	TOTAL:	207.75
25-17-314-018-0000   20201101667925   0-292-638-736		

This instrument was prepared by:  
Mr. Roberto Madera, Esq.  
R. Madera Law Offices, PC  
Attorney for Seller  
5609 South Pulaski Road  
Chicago, Illinois 60629

REAL ESTATE TRANSFER TAX		22-Jan-2021
	CHICAGO:	1,038.75
	CTA:	415.50
	TOTAL:	1,454.25 *
25-17-314-018-0000   20201101667925   0-111-003-920		
* Total does not include any applicable penalty or interest due.		

Send subsequent tax bills to:  
Francis Kelly & Ana Kelly  
~~1211 W. 108<sup>th</sup> Street~~  
Chicago, Illinois 60643

*10325 S. Wood St,  
Chicago, IL 60643*

Recorder-mail recorded document to:

*Francis Kelly & Ana Kelly  
10325 S. Wood St.,  
Chicago, IL 60643*