

UNOFFICIAL COPY

Doc#: 2105320420 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/22/2021 03:37 PM Pg: 1 of 3

Dec ID 20210201630182
ST/CO Stamp 1-269-404-688 ST Tax \$489.00 CO Tax \$244.50
City Stamp 0-195-662-864 City Tax: \$5,134.50

Warranty Deed

Statutory (Illinois)

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

2027431 1 of 2

THE GRANTORS, ISMAEL FIGUEROA and MIRNA FIGUEROA, husband and wife, of 5047 W. Eddy St, Chicago, IL 60641, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS to **NICOLE ELSENG**, a single woman, of 4044 W Addison St Apt 1N, Chicago, IL 60641, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

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

Subject, however, to the general taxes for the year of **2020** and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): **13-21-402-020-0000**

Property Address: **5047 W. Eddy St., Chicago, IL 60641**

Dated this 1st day of February, 2021.

By:

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Ismael Figueroa

ISMAEL FIGUEROA

Mirna Figueroa

MIRNA FIGUEROA

STATE OF ILLINOIS)

SS

COUNTY OF COOK)

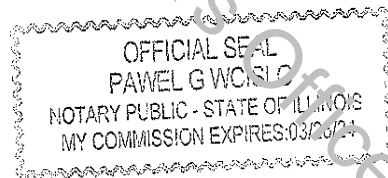
I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **ISMAEL FIGUEROA and MIRNA FIGUEROA**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that 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.

WITNESS my hand and official seal this 14 day of FEB, 2021.

[Signature]

NOTARY PUBLIC

My commission expires: 3/26/24



THIS DOCUMENT PREPARED BY:

Law Office of Joanna B. Sokolowski, P.C.
6942 W. Higgins Ave,
Chicago, IL 60656

MAIL TAX BILL TO:

NICOLE ELSENG
4044 W Addison St Apt 1N
Chicago, IL 60641

MAIL RECORDED DEED TO:

J S FitzGerald & Associates, LLC
3709 N Ashland Ave, #3S
Chicago, IL 60613

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Exhibit A

Legal Description: **THE EAST 1/2 OF LOT 7 IN BLOCK 3 IN HIELD AND MARTIN'S ADDISON AVENUE SUBDIVISION OF THE NORTH 1/3 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

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Property of Cook County Clerk's Office