

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2105717120 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/26/2021 01:02 PM Pg: 1 of 2

Mail to:

Kelly Guilfoyle  
Attorney at Law  
234 S. Dearborn Ave  
Villa Park, IL 60181

Dec ID 20210201630843  
ST/CO Stamp 0-242-537-488 ST Tax \$225.00 CO Tax \$112.50  
City Stamp 1-516-319-760 City Tax: \$2,362.50

Name & Address of Taxpayer:  
JESUS MALDONADO

2134 N NATCHEZ UNIT 1S  
CHICAGO, IL 60707

(Space for Recorder's Use)

THE GRANTOR(S), PEREZ IVAN and VICTORIA ALVAREZ, HUSBAND AND WIFE

of the CITY of CHICAGO, County of COOK State of ILLINOIS

for and in consideration of \_\_\_\_\_ DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to  
THE GRANTEE(S), JESUS MALDONADO, a married man,

(Grantee's Address) 2134 N NATCHEZ UNIT 1S, CHICAGO, IL 60707

of the CITY of CHICAGO, County of COOK State of IL

in the form of ownership:

all interest in the following described real estate situated in the County of COOK, in the State of Illinois to wit:

UNIT 1S IN 2134 NORTH NATCHEZ CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE AS FOLLOWS: THAT PART OF LOTS 3 AND 4 IN THE WEST GRAND AVENUE INDUSTRIAL DISTRICT, BEING OWNER'S DIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4, BEING ALSO A POINT ON THE WEST LINE OF NATCHEZ AVENUE; THENCE, ON AN ASSUMED EARING, SOUTH 00 DEGREES 00 MINUTES 35 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 710.50 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING SOUTH ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 56 SECONDS WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 35 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 55 SECONDS EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0631917041; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

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

Permanent Index Number(s): 13-31-205-078-1002

Property Address: 2134 N NATCHEZ UNIT 1S, CHICAGO, IL 60707

# UNOFFICIAL COPY

Dated this 2 day of FEBRUARY 2021

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

PEREZ IVAN  
*[Signature]*  
\_\_\_\_\_  
(Seal)  
VICTORIA ALVAREZ

(NOTE: Please type or print names below all signatures.)

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COOK )

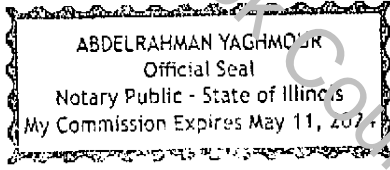
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT PEREZ IVAN and VICTORIA ALVAREZ, HUSBAND AND WIFE

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 2nd day of feb, 2021.

*[Signature]*  
\_\_\_\_\_  
Notary Public

(Seal)



My commission expires: May 11, 2024

COOK COUNTY, ILLINOIS TRANSFER STAMP

Name & Address of Preparer:  
ANTHONY V. PANZICA  
ATTORNEY AT LAW  
2510 W. IRVING PARK ROAD # B  
CHICAGO, IL 60618

or  
Exempt under provisions of Paragraph \_\_\_\_\_  
Section 4, Real Estate Transfer Tax Act.  
Date: \_\_\_\_\_

Buyer, Seller or Representative

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

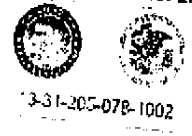
| REAL ESTATE TRANSFER TAX |  | 10-Feb-2021     |
|--------------------------|--|-----------------|
| CHICAGO:                 |  | 1,887.50        |
| CTA:                     |  | 675.00          |
| <b>TOTAL:</b>            |  | <b>2,362.50</b> |



13-31-205-078-1002 | 20210201630843 | 1-516-319-760

\* Total does not include any applicable penalty or interest due.

### REAL ESTATE TRANSFER TAX



| REAL ESTATE TRANSFER TAX |  | 19-Feb-2021   |
|--------------------------|--|---------------|
| COUNTY:                  |  | 112.50        |
| ILLINOIS:                |  | 225.00        |
| <b>TOTAL:</b>            |  | <b>337.50</b> |