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Naperville, IL 60563

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Doc# 2106241047 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/03/2021 09:59 AM Pg: 1 of 3

Dec ID 20210201629749
ST/CO Stamp 0-717-861-904 ST Tax \$237.00 CO Tax \$118.50
City Stamp 1-590-219-792 City Tax: \$2,488.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Kory O. Pierce
3366 West Columbus Avenue
Chicago, IL 60652

(The Above Space for Recorder's Use Only)

THE GRANTOR Kory O. Pierce, a married man, of 3366 West Columbus Avenue, Chicago, IL 60652 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Abel Torres Mendez, of *6330 S. Sacramento Chicago, IL 60649* in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

AND LETICIA Mendez Perez, Husband & Wife AS Tenants by the Entirety

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 19-35-204-040-0000

Property Address: 3366 West Columbus Avenue, Chicago, IL 60652


PROPERTY IS NOT HOMESTEAD PROPERTY AS TO GRANTOR

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.



Dated this 15th day of March, 2021.

Kory O. Pierce
Kory O. Pierce

REAL ESTATE TRANSFER TAX		05-Feb-2021
	CHICAGO:	1,777.50
	CTA:	711.00
	TOTAL:	2,488.50 *

19-35-204-040-0000 | 20210201629749 | 1-590-219-792

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

REAL ESTATE TRANSFER TAX		12-Feb-2021
	COUNTY:	118.50
	ILLINOIS:	237.00
	TOTAL:	355.50

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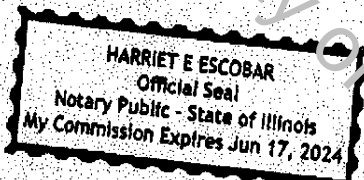
STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kory O. Pierce personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as his 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 15th day of Aug, 2021.



Notary Public



THIS INSTRUMENT PREPARED BY
Damon Stewart
Synergy Real Estate & Business Consulting Corp
1136 S Delano Court, Suite B201
Chicago, IL 60605

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Abel Torres Mendez
3366 West Columbus Avenue
Chicago, IL 60652

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LOT 78 IN SOUTHWEST HIGHLANDS AT 79TH AND KEDZIE UNIT NO. 1, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT LANDS DEDICATED TO RAILROAD AND EXCEPT STREETS HERETOFORE DEDICATED), IN COOK COUNTY, ILLINOIS.

PIN: 19-35-204-040-0000

Property of Cook County Clerk's Office