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Doc# 2106707086 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/08/2021 08:57 AM Pg: 1 of 3

Dec ID 20210201640922
ST/CO Stamp 0-173-837-328 ST Tax \$289.00 CO Tax \$144.50
City Stamp 0-138-564-624 City Tax: \$3,034.50

STC 656973 6/2
**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR (NAME AND ADDRESS)

Maria Sadat, a single woman
8781 Park Hill Ct.
Hickory Hills, IL 60457

(The Above Space for Recorder's Use Only)

THE GRANTOR Maria Sadat, a single woman, of 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 Jimmy Bellido and Daniel Elias, as joint tenants with the right of survivorship, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"
Permanent Index Number(s): 19-22-406-013-0000

Property Address: 6721 S. Karlov Avenue, Chicago, IL 60629 ← grantee address

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 16th day of Feb., 2021.



Maria Sadat

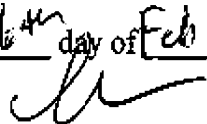
STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

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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 Maria Sadat 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 signed, sealed and delivered in the instrument as 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 16th day of Feb, 2021.



Notary Public



THIS INSTRUMENT PREPARED BY


Archer Law Group
6839 W. Archer Ave.
Chicago, IL 60638

MAIL TO:

Law Office of Luis Martinez
4111 West 63rd St.
Chicago, IL 60629



SEND SUBSEQUENT TAX BILLS TO:

Jimmy Belido
6721 S. Karlov Avenue
Chicago, IL 60629

REAL ESTATE TRANSFER TAX		18-Feb-2021
	CHICAGO:	2,167.50
	CTA:	867.00
	TOTAL:	3,034.50 *

19-22-406-013-0000 | 20210201640922 | 0-138-564-624

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

REAL ESTATE TRANSFER TAX		18-Feb-2021
	COUNTY:	144.50
	ILLINOIS:	289.00
	TOTAL:	433.50

19-22-406-013-0000 | 20210201640922 | 0-173-837-328

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EXHIBIT A LEGAL DESCRIPTION

Lot 13 in Block 2 in the First Addition to Marquette Road Terrace, being a Subdivision of the North 1/2 of the Northeast Quarter of the Southeast 1/4 of Section 22, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office