

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 2107433009 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/15/2021 09:33 AM Pg: 1 of 3

Dec ID 20201201697586  
ST/CO Stamp 1-108-541-456 ST Tax \$277.00 CO Tax \$138.50  
City Stamp 1-958-232-080 City Tax: \$2,908.50

### THE GRANTOR,

**FIDELITY NATIONAL TITLE** (112004754)  
1042

(The space above for Recorder's use only)

**ROGER FARQUHARSON**, a married man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to **Jazmine Rodriguez**, of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in Cook County, Illinois, commonly known as 2957 N. Kildare Avenue, Chicago, Illinois 60641, legally described as follows:

\* a single woman

**THE NORTH 1/2 OF THE WEST 1/2 OF LOT 1 IN BLOCK 10 IN CUSHING'S SUBDIVISION OF THE WEST 50 ACRES OF THE NORTH 120 ACRES OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**


**SUBJECT TO:** Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the use and enjoyment of the real estate; general real estate taxes not due and payable at the time of closing; Grantee's first mortgage of record; acts done by or through Grantee.

**THIS IS NOT HOMESTEAD PROPERTY**



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

Permanent Index Number (PIN): 13-27-218-024-0000

Address(es) of Real Estate: 2957 N. Kildare Avenue, Chicago, IL 60641

REAL ESTATE TRANSFER TAX		05-Jan-2021
	CHICAGO:	2,077.50
	CTA:	831.00
	TOTAL:	2,908.50 *

13-27-218-024-0000 | 20201201697586 | 1-958-232-080

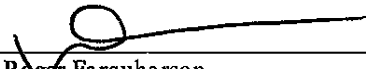
REAL ESTATE TRANSFER TAX		05-Jan-2021
	COUNTY:	138.50
	ILLINOIS:	277.00
	TOTAL:	415.50

13-27-218-024-0000 | 20201201697586 | 1-108-541-456

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

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Dated this 11 day of December, 2020.


  
\_\_\_\_\_  
Roger Farquharson

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 ROGER FARQUHARSON is personally known to me to be the same persons whose name is subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said 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 official seal this 11 day of December, 2020.



  
\_\_\_\_\_  
NOTARY PUBLIC  
Commission expires 12-19-2020

This instrument was prepared by: Georgia Beatty, Attorney at Law, 6102 N. Sheridan Road, Suite 502, Chicago, IL 60660

MAIL TO:  
Jasmine Rodriguez  
SAME

AND

SEND SUBSEQUENT TAX BILLS TO:  
Jasmine Rodriguez  
2957 N. Kildare Ave  
← Chicago IL 60641

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## EXHIBIT "A"

**THE NORTH ½ OF THE WEST ½ OF LOT 1 IN BLOCK 10 IN CUSHING'S SUBDIVISION  
OF THE WEST 50 ACRES OF THE NORTH 120 ACRES OF THE NORTHEAST ¼ OF  
SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Property of Cook County Clerk's Office