

# UNOFFICIAL COPY

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Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY

### GIT

Doc#: 2107434156 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/15/2021 11:21 AM Pg: 1 of 2

Dec ID 20201101665068  
ST/CO Stamp 1-945-864-208 ST Tax \$120.00 CO Tax \$60.00

THE GRANTOR(S), Martin Sandoval, married to Lourdes Sandoval, of the City of Bolingbrook, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Fairclough and Roth LLC (GRANTEE'S ADDRESS) 509 Ridgemoor Drive, Willowbrook, Illinois 60527 of the County of Dupage, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF LOT 3 IN BLOCK 59 LYING EAST OF WEST 33 FEET THEREOF IN OLIVER L. WATSON'S OGDEN AVENUE ADDITION TO BERWYN IN SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1909 AS DOCUMENT # 4343178, IN COOK COUNTY, ILLINOIS

THIS IS NOT HOMESTEAD PROPERTY

**SUBJECT TO:** covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, installments not due at the date hereof of any special tax or assessment for improvements heretofore below, mortgage or trust deed specified below, general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2020

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

Permanent Real Estate Index Number(s): 16-31-417-053-0000  
Address(es) of Real Estate: 3721 Clarence Avenue, Berwyn, Illinois 60402

Dated this 12 day of December, 2020

\_\_\_\_\_  
Martin Sandoval

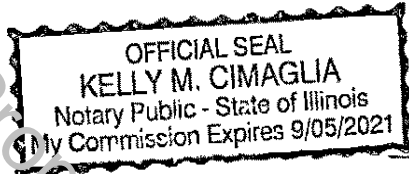
JM M  
THE CITY OF REAL ESTATE  
BERWYN, IL TRANSFER TAX  
\$1,200.00  
COLLECTION DEPARTMENT

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Martin Sandoval, married to Lourdes Sandoval, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this 12 day of December, 2020



*[Signature]*  
(Notary Public)

**Prepared By:** Robert J. Lovero  
6536 Cermak Rd.  
Berwyn, Illinois 60402

**Mail To:**  
Fairclough and Roth LLC  
509 Ridgemoor Drive  
Willowbrook, Illinois 60527

**Name & Address of Taxpayer:**  
Fairclough and Roth LLC  
509 Ridgemoor Drive  
Willowbrook, Illinois 60527

REAL ESTATE TRANSFER TAX		13-Jan-2021
COUNTY:		60.00
ILLINOIS:		120.00
TOTAL:		180.00
16-31-417-053-0000		20201101665068   1-945-864-208