

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)

Doc#: 2108420405 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/25/2021 02:05 PM Pg: 1 of 2

Dec ID 20210301655997
ST/CO Stamp 0-647-846-928 ST Tax \$330.00 CO Tax \$165.00
City Stamp 1-184-717-840 City Tax: \$3,465.00

Mail to:

PAUL J. KILAS
2329 W. CHICAGO
CHICAGO IL 60622

Name & address of taxpayer:

DANIEL PETREAN
8240 HARDING AVE
SKOKIE IL 60076

THE GRANTOR(S) Luis D. Huerta, married to Maria D. Huerta, of the City of Chicago, state of Illinois for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to Daniel Petrean and Daniela Petrean, HUSBAND + WIFE*, 2105 N. Latrobe Avenue, Chicago, IL 60639 all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
LOT 19 IN A. E. HAWES' RESUBDIVISION OF LOTS 25 TO 48, INCLUSIVE, IN BLOCK 3, AND LOTS 1 TO 12, INCLUSIVE, IN BLOCK 5, IN FOSS AND NOBLE'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The undersigned, Maria D. Huerta, being the spouse of the Grantor, hereby waives all present or future interest, right and title which she may currently possess or acquire in the future in the property out of his homestead rights, marital property rights, curtesy or dower. If any property interest is created through operation of law or otherwise, the undersigned, agrees that this instrument is consented to and is valid as to the entire parcel.

Subject to the real estate taxes not yet due or payable and subsequent years, covenants, conditions, restrictions, and special assessments confirmed after the date of the contract, if any, easements of records, building lines, zoning ordinances, public right of ways for roads and highways.

Permanent index number(s) 13-33-112-019-0000

Property address: 2105 N. Latrobe Avenue, Chicago, IL 60639

this 1 day of March, 2021.

2065A407053NA 112

Luis D. Huerta
Luis D. Huerta

Maria D. Huerta
Maria D. Huerta, executed solely for the Purpose of interest effecting a release of any homestead

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State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Luis D. Huerta and Maria D. Huerta, husband and wife



personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 1 day of march, 2021.

Commission expires 6/16/24 molly mcdonagh



Recorder's Office Box No.

NAME AND ADDRESS OF PREPARER:
Dennis Coleman
The Coleman Law Office, LLC
125 S. Wacker Drive
Ste. 300
Chicago, IL 60606

Property of Cook County Clerk's Office