

UNOFFICIAL COPY



WARRANTY DEED

STATE OF ILLINOIS

MAIL TO:

Miguel Serrano
2323 S Kostner
Chicago, IL 60623

Doc# 2108542035 Fee \$93.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/26/2021 02:46 PM PG: 1 OF 2

THE GRANTOR, Semper Fidelis, LLC an Illinois limited liability company, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority as a member(s) of said company, conveys and warrants to:

Jonathan Miguel* and Areli Serrano Ramirez
* Serrano Ramirez as Joint Tenants

the following described real estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION:

This is not Homestead Property.

(See Attached)

Property Address:

2251 S. Kostner Ave., Chicago IL 60623, subject to: general real estate taxes for the year 2020 and subsequent years; building lines and use or occupancy restrictions, covenants and conditions of record; zoning laws and ordinances; easement for public utilities; acts of the Grantee; and hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

20116012
Old Republic Title 2/2
9601 Southwest Highway
Oak Lawn, IL 60453

Dated: February 5, 2021

Semper Fidelis, LLC

By: Elyse Rosenzweig- managing member

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 Elyse Rosenzweig managing member of Semper Fidelis, LLC is personally known to me to be the same person whose name she subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 5th day of February, 2021

Deanna Reynolds

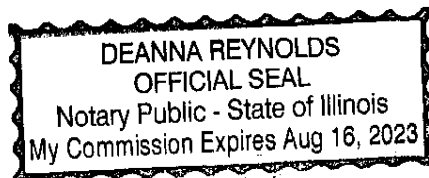
Notary Public

My commission expires: Aug 16, 2023

Permanent Index Number: 16-27-200-092-0000

Grantees Address:

Mail subsequent tax bills to: Jonathan Miguel
2323 S. Kostner Ave Chicago, IL 60623



PREPARED BY: IRA T. KAUFMAN- 185 N FRANKLIN ST., 2ND FLOOR, CHICAGO, ILLINOIS 60661

S
P
S
M
SC
E
INT

UNOFFICIAL COPY

LEGAL DESCRIPTION



LOT 105 AND THE SOUTH HALF OF LOT 106 IN CANFIELD'S SUBDIVISION OF LOTS 4 TO 15 INCLUSIVE IN JOHN E. DEWITT'S THIRD ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


Address commonly known as:

2251 S Kostner Ave

Chicago, IL 60623

PIN#: 16-27-200-092-0000

REAL ESTATE TRANSFER TAX		11-Feb-2021
	COUNTY:	42.50
	ILLINOIS:	85.00
	TOTAL:	127.50
16-27-200-092-0000 20210201632863 1-454-511-120		

REAL ESTATE TRANSFER TAX		11-Feb-2021
	CHICAGO:	637.50
	CTA:	255.00
	TOTAL:	892.50 *
16-27-200-092-0000 20210201632863 0-525-784-080		

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