

# UNOFFICIAL COPY



Doc# 210890029 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/30/2021 02:36 PM PG: 1 OF 3

2000003136

**SPECIAL WARRANTY**  
**DEED**

10/2

GRANTOR,

RIVERBEND REAL ESTATE INVESTMENTS, LLC., an Illinois limited liability company, having the address of 4450 South Morgan, Chicago, Illinois 60609,

for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid,

(The Above Space for Recorder's Use Only)

CONVEYS with special limited warranties to GRANTEE, **CARLOS GAMBOA AND STEPHANIE I, GAMBOA**, husband and wife, having the current address of 22 S Western Avenue, Unit 202, Chicago, IL 60612, not as tenants in common nor as joint tenants, but as **TENANTS BY THE ENTIRETY**, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION**

SUBJECT TO: Covenants, conditions and restrictions of record; Building lines and easements; General real estate taxes for the year 2020 and subsequent years

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: 17-29-303-<sup>008</sup>~~044~~-0000

Common Address of Real Property: 1501 W Fuller <sup>St.</sup> Avenue, Unit C, Chicago, IL 60608

**REAL ESTATE TRANSFER TAX**

29-Mar-2021



CHICAGO: 4,117.50  
CTA: 1,647.00  
TOTAL: 5,764.50 \*

17-29-303-008-0000 | 20210301677116 | 0-330-730-000

**REAL ESTATE TRANSFER TAX**

30-Mar-2021



COUNTY: 274.0  
ILLINOIS: 549.0  
TOTAL: 823.0

17-29-303-008-0000 | 20210301677116 | 0-051-278-35

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

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this 16th day of March, 2021.

RIVERBEND REAL ESTATE INVESTMENTS, LLC  
An Illinois Limited Liability Company

BY: *Michael A. Tadin, Jr.*  
Michael A. Tadin, Jr., Manager

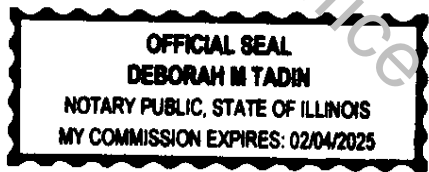
STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael A. Tadin, Jr., Authorized Representative of Riverbend Real Estate Investments, LLC, an Illinois Limited Liability Company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me and he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of the Corporation, for the uses and purposes therein set forth.

GIVEN, under my hand and official seal, this 16th day of March, 2021.

*Deborah M. Tadin*  
Notary Public  
My Commission Expires: 2/5/25

PREPARED BY:  
Marc A. Cervantes  
Cervantes Chatt & Prince P.C.  
100 N. LaSalle St, Suite 2207  
Chicago, IL 60602



AFTER RECORDING, MAIL TO:

MAIL SUBSEQUENT TAX BILLS TO:  
Stephanie Gamboa and Carlos Gamboa  
1501 W Fuller Avenue, Unit C,  
Chicago, IL 60608

ALTA COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A

UNOFFICIAL COPY

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

EXHIBIT "A"  
LEGAL DESCRIPTION

LOT [4] IN RIVERBEND TOWNHOMES SUBDIVISION, BEING A RESUBDIVISION OF RIVERBEND HOME SUBDIVISION PHASE II, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 2019 AS DOCUMENT NUMBER 1908134087, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.*

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File No. 20000031136

ALTA Commitment For Title Insurance Schedule 8-1-16 (4-2-18) COM

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