

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2109239272 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/02/2021 01:02 PM Pg: 1 of 2

MAIL TO:

LOUIS ARANDA
1035 S. YORK RD.
BENSENVILLE, IL 60106

Dec ID 20201201676768
ST/CO Stamp 1-986-556-944 ST Tax \$155.00 CO Tax \$77.50

NAME & ADDRESS OF TAXPAYER/GRANTEE:

JUAN C. MEDINA and
JENNIFER MARTINEZ
3 S. 21ST AVE.
MAYWOOD, IL 60153

FIRST AMERICAN TITLE

FILE # AF1002401
THIS INDENTURE WITNESSETH,

That the Grantor, ERIC S. PECK, a single person, for and in consideration of Ten and no/hundredths Dollars (\$10.00), and other good and valuable consideration in hand paid, convey and warrant unto: JUAN C. MEDINA and JENNIFER MARTINEZ, ^{APPROPRIATE MAN} ~~husband and wife,~~ ^{WIFE} ~~not as Joint Tenants or not as Tenants in Common, but as Tenants by the Entirety,~~ the following described real estate in to-wit:
Not as Tenants in Common, but as JOINT TENANTS

LOT 44 (EXCEPT THE SOUTH 16 2/3 FEET THEREOF) AND ALL OF LOT 45 AND BLOCK "A" IN THE SUBDIVISION OF LOTS 1, 2, 3, 30 AND 31 IN BLOCK 36, LOTS 30 AND 31 OF BLOCK 35 AND LOTS 25 AND 26 OF BLOCK 22 ALL IN THE PROVISO LAND ASSOCIATION ADDITION TO MAYWOOD IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAN THEREOF RECORDED JUNE 8, 1895 AS DOCUMENT NO. 2231390, IN COOK COUNTY, ILLINOIS.

15-10-17-002-0000

117

C/K/A: 3 S. 21ST AVE., MAYWOOD, IL 60153

Subject to: General real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

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

TO HAVE AND TO HOLD said premises not as Joint Tenants or not as Tenants in Common, but as Tenants by the Entirety, forever.

In Witness Whereof, the Grantor aforesaid has hereunto signed and delivered this instrument this 3rd day of December, 2020.

Eric S. Peck
ERIC S. PECK

Real Estate Transfer Tax Paid

620.00
Dorcha Wilson 12/10/20
VILLAGE OF MAYWOOD

UNOFFICIAL COPY

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 the grantor, ERIC S. PECK, a single person, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that this instrument was signed and delivered freely and voluntarily, 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 30th day of December, 2020.



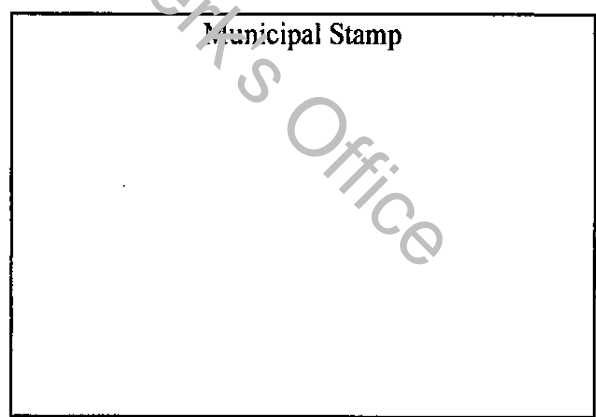
[Handwritten Signature]
Notary Public

Property of Cook County Clerk's Office

COOK COUNTY - ILLINOIS TRANSFER STAMP

~~EXEMPT UNDER PROVISIONS OF PARAGRAPH _____
SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW.~~

~~DATE: _____
_____~~



THIS INSTRUMENT WAS PREPARED BY:
Gregory Catrambone
Law Office of Gregory Catrambone, P.C.
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Westchester, Illinois 60154
(708) 562-1191