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Doc#: 2109601557 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/06/2021 11:02 AM Pg: 1 of 3

Dec ID 20210301661332
ST/CO Stamp 1-039-608-336 ST Tax \$268.00 CO Tax \$134.00
City Stamp 1-576-479-248 City Tax: \$2,814.00



Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

Property of Cook County Clerk's Office

THE GRANTOR, RONALD J. BIAMONTE, a married man, of the City of Chicago, 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 FRANCISCO A. ESPINO, Sr. and FRANCISCO A. ESPINO, Jr. of 8417 Shermer Road, Niles, Illinois of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: *as joint tenants with right of survivorship,*

LOT 3 IN GILBERT AND WOLF'S RESUBDIVISION OF CERTAIN LOTS IN BLOCKS 1, 2 AND 9 IN F.H. BARTLETT'S 61ST STREET ADDITION, A SUBDIVISION IN THE WEST HALF OF THE SOUTH WEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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, general 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: 19-17-312-034-0000
Address of Real Estate: 6008 South Melvina, Chicago, Illinois 60638

Dated this 11th day of March, 2021

RONALD J. BIAMONTE

20CST 357147WC

Chicago Title


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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, CERTIFY THAT RONALD J. BIAMONTE 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 he signed, sealed and delivered the said instrument as his 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 11th day of March, 2021






 (Notary Public)

Prepared By: Jonathan Groll
830 North Blvdl, Suite A
Oak Park, Illinois 60301

Mail To: *Christine ALT
ALT LAW OFFICES LLC
ONS GO Woodlawn St.
Wheaton, IL 60187*

Name & Address of Taxpayer:
FRANCISCO A. ESPINO, Sr. and FRANCISCO A. ESPINO, Jr.
6008 South Melvina
Chicago, Illinois 60638

REAL ESTATE TRANSFER TAX		12-Mar-2021	
	COUNTY:	134.0	
	ILLINOIS:	268.0	
	TOTAL:	402.0	
19-17-312-034-0000 20210301661332 1-039-608-331			

REAL ESTATE TRANSFER TAX		12-Mar-2021	
	CHICAGO:	2,010.00	
	CTA:	804.00	
	TOTAL:	2,814.00 *	
19-17-312-034-0000 20210301661332 1-576-479-248			
* Total does not include any applicable penalty or interest due.			

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CHICAGO TITLE
COMPANY

EXHIBIT "A"

Order No.: 20CST357147WC

For APN/Parcel ID(s): 19-17-312-034-0000

Lot 3 in Gilbert and Wolf's Resubdivision of certain Lots in Blocks 1, 2 and 9 in F. H. Bartlett's 61st Street Addition, a Subdivision in the West Half of the South West Quarter of Section 17, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

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