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216NW331123AK
1 of 1

WARRANTY DEED

AFTER RECORDING MAIL TO:

Doc#: 2110203005 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/12/2021 07:14 AM Pg: 1 of 3

Dec ID 20210101623182
ST/CO Stamp 1-052-781-072 ST Tax \$150.00 CO Tax \$75.00

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:
JA&J INVESTMENTS, LLC
2509 S. 59th Ct.
Cicero, IL 60804


THE GRANTOR: Eduardo Rodriguez, Jr., married man *, of **2509 S. 59th Ct., Cicero, IL 60804**, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **JA&J INVESTMENTS, LLC**, an _____ limited liability company, created and existing under and by virtue of the laws of _____ and duly authorized to transact business in the State of Illinois, of _____, to have and to hold, the following described Real Estate, situated in the County of **Cook**, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: **2509 S. 59th Ct., Cicero, IL 60804**
PIN: **16-29-224-005-0000**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. *Not homestead property.

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

T D W N T A A	Town of Cicero 	Address: 2509 S 59TH CT	Real Estate Transfer Tax
		Date: 03/04/2021	<u>\$1,500.00</u>
		Stamp #: 2021-7514	Payment Type: Cash
		By: pcevantes	Compliance #: <u>2020-13KTV616</u>

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DATED this 4 day of March, 2021.

Eduardo Rodriguez, Jr.
Eduardo Rodriguez, Jr.

STATE OF IL)
COUNTY OF Cook)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Eduardo Rodriguez, Jr.**, 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 individually acknowledged that he/she signed and delivered the said instrument as his/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 official seal this 4 day of March, 2021.

[Signature]
Notary Public

NAME AND ADDRESS OF PREPARER:

Diana Mendoza Pacheco
Attorney at Law
5715 W. Irving Park Rd.
Chicago, IL 60634



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CHICAGO TITLE
COMPANY

EXHIBIT A

Order No.: 21GNW331123PK

For APN/Parcel ID(s): 16-29-224-005-0000

THE NORTH 1/2 OF LOT 41 AND ALL OF LOT 42 IN WALLECK'S SUBDIVISION OF BLOCK 19 IN THE SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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