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Doc#: 2110421213 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/14/2021 10:49 AM Pg: 1 of 4

Warranty Deed ILLINOIS STATUTORY

Dec ID 20210301656889
ST/CO Stamp 0-259-906-576 ST Tax \$140.00 CO Tax \$70.00

MAIL TO:

Steven Angelo Martinez
3439 Ridgeland Ave
Unit 203
Berwyn, IL 60402

**NAME & ADDRESS OF
TAXPAYER:**

Steven Angelo Martinez
3439 Ridgeland Ave
Unit 203
Berwyn IL 60402

THE GRANTOR (S)

Maria Del Rosario Castro and Maria M Castro two single sisters of the Cook of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND WARRANT(S) to **Steven Angelo Martinez** a SINGLE man of the County of Cook of the State of Illinois, all interest in the following described real estate situated in Cook County in the State of Illinois, to wit:

(LEGAL DESCRIPTION)

SEE ATTACHED EXHIBIT A

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 the above granted premises unto the parties of the second part forever as "FREE SIMPLE"

Permanent Index Number: 16-32-130-072-1019

Property Address: 3439 Ridgeland Avenue, Unit 203, Berwyn, IL 60402

Dated this 2nd day of March, 20 21.

Maria Del Rosario Castro (SEAL)
Maria Del Rosario Castro

Maria M. Castro (SEAL)
Maria M Castro

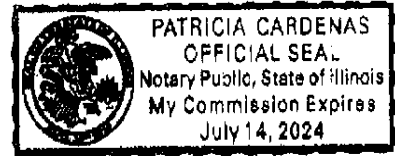
THE CITY OF  REAL ESTATE
BERWYN, IL TRANSFER TAX
CP 3-4-21 \$1400.00
COLLECTION DEPARTMENT

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Maria Del Rosario and Maria M Castro personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

SUBSCRIBED AND SWORN TO
Before me this 2nd day of March, 2021.



Patricia Cardenas
Notary Public

My Commission expires on July 14, 2021.

If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:

David Koch
Koch & Associates, P.C
5947 West 35th Street
Cicero, IL 60804

- This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

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EXHIBIT A

ADDRESS OF REAL ESTATE: 3439 Ridgeland Avenue, Unit 203, Berwyn, IL 60402
PERMANENT REAL ESTATE IDENTIFICATION NUMBER: 16-32-130-072-1019
COUNTY: COOK

LEGAL DESCRIPTION:

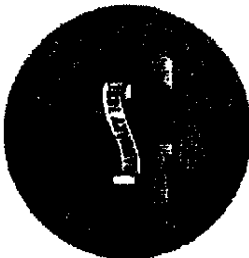
UNIT 2-203 IN RIDGELAND CROSSING CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PARTS OF LOTS 31 THROUGH 49, BOTH INCLUSIVE, TAKEN AS SINGLE TRACT OF LAND, IN BLOCK 16 IN WHITE & COLEMAN'S LAVERGNE SUBDIVISION OF LOTS 13 TO 28 IN CHEVIOT'S FIRST DIVISION IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 14, 2006 AS DOCUMENT NUMBER 0604534002, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

08-Mar-2021



COUNTY:

70.00

ILLINOIS:

140.00

TOTAL:

210.00

16-32-130-072-1019

| 20210301656889

| 0-259-906-576

Property of Cook County Clerk's Office