

UNOFFICIAL COPY

Doc#. 2110912338 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/19/2021 10:02 AM Pg: 1 of 3

WARRANTY DEED

Dec ID 20210101614963
ST/CO Stamp 0-121-627-664 ST Tax \$117.00 CO Tax \$58.50

RETURN TO: Eric Huerta-Arceo
447 Garfield Ave
Calumet City, IL 60409.

Grantee's Address &
SEND TAX BILLS TO:
Eric Huerta-Arceo
447 Garfield Ave.
Calumet City, Illinois 60409

THE GRANTOR(S), Martin Suarez, married, of Calumet City, County of Cook, State of Illinois for and in consideration of Ten and no/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to

Eric Huerta Arceo a single man

Strike Inapplicable:

- a) ~~As Tenants in Common~~
- b) ~~Not in Tenancy in Common, but in Joint Tenancy~~
- c) ~~Not as Joint Tenants, or Tenants in Common but as Tenants by the Entirety, as husband and wife.~~
- d) As an Individual

The following described real estate situated in the County of Cook in the State of Illinois to wit:

LEGAL DESCRIPTION: SEE ATTACHED

PERMANENT INDEX NUMBER: 30-08-306-043-0000

PROPERTY ADDRESS: 447 Garfield Avenue, Calumet City, Illinois 60409

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

*This is not Homestead Property

FIDELITY NATIONAL TITLE

CH 20042869

Signature and Notary Page Attached

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Dated this 29 day of January, 2021.

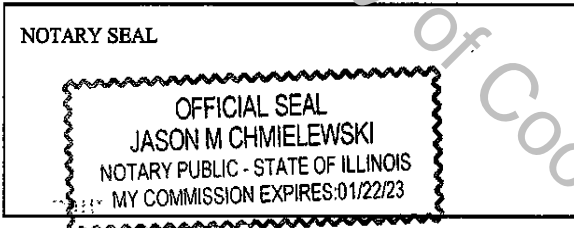
Martin Suarez (SEAL)
Martin Suarez

STATE OF ILLINOIS } ss.

County of COOK }

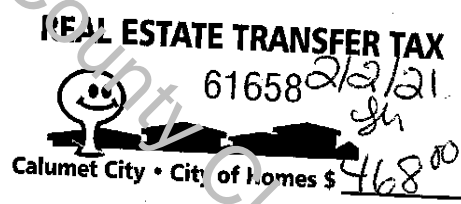
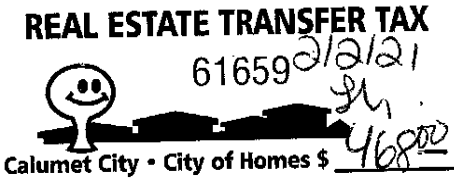
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Martin Suarez**, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their 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 notarial seal, this 29 day of January, 2021.



Jason M Chmielewski
NOTARY PUBLIC

My commission expires on 1/22, 2023



NAME and ADDRESS OF PREPARER:

Jason M. Chmielewski
JMC Law Group
111 W. Washington Street, Suite 1500
Chicago, Illinois 60602
(312) 332-5020

EXEMPT UNDER PROVISIONS OF PARAGRAPH

SECTION 31-45,
PROPERTY TAX CODE
DATE: _____

Signature of Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		01-Feb-2021
	COUNTY:	58.50
	ILLINOIS:	117.00
	TOTAL:	175.50

30-08-306-043-0000 | 20210101614963 | 0-121-627-664

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EXHIBIT "A"
Legal Description

THE EAST THREE (3) FEET OF LOT 25 AND LOT 24 FREITAG'S OAK GROVE ADDITION TO THE VILLAGE OF WEST HAMMOND, ILLINOIS, A SUBDIVISION OF PART OF THE SOUTH EAST QUARTER OF THE NORTH WEST FRACTIONAL QUARTER AND THE NORTH EAST QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, MAY 25, 1896, IN BOOK 71 OF PLATS, PAGE 6, AS DOCUMENT 2393552, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office