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2111210032D

Doc# 2111210032 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/22/2021 11:49 AM PG: 1 OF 3

WARRANTY DEED ILLINOIS STATUTORY

21 Bar 52625

THE GRANTOR(S), SHANNON BERGESON FORMALLY KNOWN AS SHANNON K. FLEMING (a married woman), of the County of Cook, State of Illinois, CONVEY(S) and WARRANT(S) TO RAMON MAZARIEGOS AND ELIZABETH GAYTAN,* of 225 N. Keeler #1 Chicago IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

X X A.

* Husband and wife

Not as Joint Tenants nor as Tenants in Common but as Tenants by the Entirety.

SEE ATTACHED LEGAL DESCRIPTION

PROPERTY IS NOT HOMESTEAD PROPERTY AS TO GRANTOR.

SUBJECT TO: 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; and general real estate taxes not due and payable at the time of Closing.

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(s): 12-12-401-023-0000

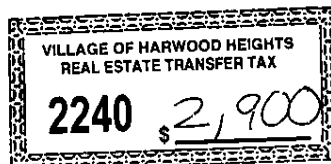
Address(es) of Real Estate: 7412 W. Winona Street, Harwood Heights, Illinois 60706

2 day of March, 2021.

S. Bergeson

SHANNON BERGESON FORMALLY KNOWN AS SHANNON K. FLEMING

S 4
P 3
S 4
SC 1
INT JP



1 of 2

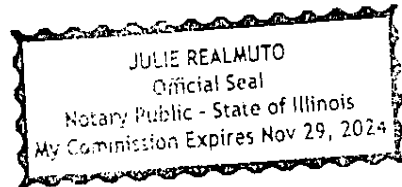
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STATE OF Illinois COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that SHANNON BERGESON FORMALLY KNOWN AS SHANNON K. FLEMING is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as 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 2nd day of March, 20 21.

Julie Realmuto (Notary Public)



Prepared by:

Joseph M. Talarico, Attorney at Law, 15000 S. Cicero Avenue, Oak Forest, IL 60452

Mail To:

~~Victoria I Perez, P.C.
4126 N Lincoln Avenue #1
Chicago, IL 60618~~

Ramon A. Mazariegos
Elizabeth Gaytan
7412 W. Winona St.
Harwood Heights IL 60706

Name and Address of Taxpayer:

Ramon Mazariegos and Elizabeth Gaytan
7412 W. Winona Street
Harwood Heights, IL 60706

REAL ESTATE TRANSFER TAX

14-Apr-21



COUNTY:	145.00
ILLINOIS:	290.00
TOTAL:	435.00

12-12-401-023-0000

20210301653674 | 2-075-965-968

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LEGAL DESCRIPTION

LOT 16 IN WITWICKI'S FOSTER-OKETO GARDENS SUBDIVISION, A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 7412 W Winona St., Harwood Heights, IL 60706
PIN# 12-12-401-023-0000

Property of Cook County Clerk's Office