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Doc#: 2111612292 Fee: \$98.00
 Karen A. Yarbrough
 Cook County Clerk
 Date: 04/26/2021 03:25 PM Pg: 1 of 2
 Dec ID 20210401602123
 ST/CO Stamp 1-523-201-552 ST Tax \$240.00 CO Tax \$120.00

STEWART TITLE
 700 E. Diehl Road, Suite 180
 Naperville, IL 60563

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15-21-110-065-0000 ✓

(Parcel Identification Number)

STC 116 8166 1/2
 1/2

WARRANTY DEED

THE GRANTOR, **Thomas Marshall**, unmarried, of County of Cook, Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid, Conveys and Warrants to

Juana Jaimez, married woman
Juana Jaimez,
 1359 Portsmouth Avenue
 Westchester, IL 60154

TRANSFER STAMP
 Certification of Compliance
 Village of Westchester, Illinois
 JM 4/19/2021

hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

Commonly known as: ✓ 1359 Portsmouth Avenue, Westchester, IL 60154
 Permanent Index Number: ~~13-21-106-047-1019 and 13-21-106-047-1015~~
 15-21-110-065-0000

Legal Description:

✓ Lot 297 (except the North 15 feet thereof) and Lot 298 and the West half of the Vacated Alley lying East of and adjoining Lot 297 (except the North 15 feet thereof) and Lot 298, All in George F. Nixon and Company's Terminal Addition to Westchester in the North 1/2 of Section 21, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Subject to General Real Estate taxes not due and payable as date of closing; building line and building restrictions of record; zoning and building laws and ordinances; public and utility easements; covenants and restrictions of record; party wall rights and agreements, if any; existing lease or tenancies; the Grantee's mortgage or trust deed; and acts done or suffered by or through the Grantee.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

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Grantor does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor's hand this 11th day of April, 2021.

[Signature]
Thomas Marshall

STATE OF IL



COUNTY OF DuPage

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Thomas Marshall, 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 signed, sealed and delivered this 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 notarial seal this 11th day of April, 2021.



[Signature]
Notary Public

REAL ESTATE TRANSFER TAX		20-Apr-2021
		COUNTY: 120.00
		ILLINOIS: 240.00
		TOTAL: 360.00
15-21-110-065-0000		20210401002123 1-523-201-552

MAIL DEED, AFTER RECORDING, TO:

JUAN JAIMES
1359 Parksmoeth Ave
Westchester IL 60152

SEND FUTURE TAX BILLS TO:

JUAN JAIMES
1359 Parksmoeth Ave
Westchester IL 60152