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 Doc# 2112045160 Fee \$88.00
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 KAREN A. YARBROUGH
 COOK COUNTY CLERK
 DATE: 04/30/2021 03:36 PM PG: 1 OF 3


 LAW FIRM, P.C.
WARRANTY DEED
ILLINOIS STATUTORY

(The Above Space for Recorder's Use Only)

THE GRANTORS Diego Moreno and Itzel Moreno, husband and wife, of 1810 N. Keeler Avenue, Chicago, IL 60639 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Alex Buckridge and Alexandra Brewer, husband and wife, of Chicago, IL 60647, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-34-411-038-0000

Property Address: 1810 N. Keeler Avenue, Chicago, IL 60639

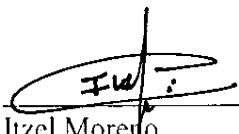
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

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.

Dated this 24 day of March, 2021.




 Diego Moreno



 Itzel Moreno

Chicago Title 216NW 2785075K

1 of 2 ASV | 

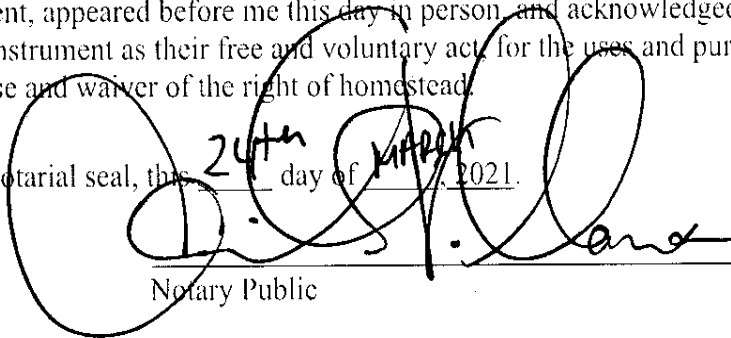
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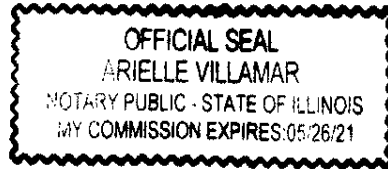
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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Diego Moreno and Itzel Moreno 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 in the instrument as 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 24th day of MARCH, 2021.


Notary Public



THIS INSTRUMENT PREPARED BY
Ahmed Motiwala
M&A Law Firm, P.C.
4438 Oakton Street
Skokie, IL 60076

MAIL TO:

Tom Anselmo
Diaz Anselmo Lindberg P.A.
1771 West Diehl Road
Suite 120
Naperville, IL 60563

SEND SUBSEQUENT TAX BILLS TO:

Alex Buckridge and Alexandra Brewer
1810 N. Keeler Avenue
Chicago, IL 60639

REAL ESTATE TRANSFER TAX		25-Mar-2021
CHICAGO:		3,712.50
CTA:		1,485.00
TOTAL:		5,197.50 *
13-34-411-038-0000 20210301676415 1-027-426-832		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		25-Mar-2021
COUNTY:		247.50
ILLINOIS:		495.00
TOTAL:		742.50
13-34-411-038-0000 20210301676415 1-684-515-344		

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EXHIBIT A LEGAL DESCRIPTION

LOT 27 (EXCEPT THE SOUTH 2 FEET) AND LOT 28, IN BLOCK 13 IN GARFIELD, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office