

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

Doc# 2112039298 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/30/2021 04:17 PM Pg: 1 of 2

Dec ID 20210101625736
ST/CO Stamp 1-459-907-600 ST Tax \$319.00 CO Tax \$159.50

GIT

41059396(1/2)

THE GRANTOR, FMK Properties LLC, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

Sergio Reyna,

whose address is 9159 Crescent Drive, Franklin Park, Illinois 60131,

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE SOUTH 34.5 FEET OF LOT 23 IN BLOCK 2 IN ELLSWORTH, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, 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.

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: 12-25-402-036-0000

Address of Real Estate: 2700 North 74th Court, Elmwood Park, Illinois 60707

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Dated this 28 day of January, 2021.

FMK PROPERTIES LLC,
an Illinois Limited Liability Company

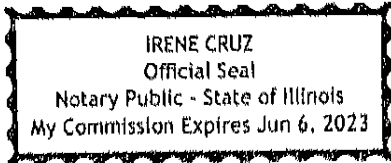
By: Jonathon H. Luers
Jonathon H. Luers, Manager

By: Robin D. Luers
Robin D. Luers, Manager

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jonathon H. Luers and Robin D. Luers, 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 said 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 official seal, this 28 day of January, 2021.



Irene Cruz (Notary Public)

Prepared By: Brian G. Elman
Shimanovsky & Moscardini, LLP
130 South Jefferson Street, Suite 350
Chicago, Illinois 60661

Mail to:

Alex Ranjha
Ranjha Law Group, P.C.
903 Commerce Drive, Suite 210
Oak Brook, Illinois 60523

Name & Address of Taxpayer:

Sergio Reyna
2700 North 74th Court
Elmwood Park, Illinois 60707



Village of Elmwood Park

TRANSFER STAMP

9MB \$1595.00 0121

REAL ESTATE TRANSFER TAX

24-Feb-2021



COUNTY: 159.50
ILLINOIS: 319.00
TOTAL: 478.50

12-25-402-036-0000

20210101625736 | 1-459-907-600