

# UNOFFICIAL COPY

Doc# 2112508290 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/05/2021 02:58 PM Pg: 1 of 2

Dec ID 20210301659862  
ST/CO Stamp 0-417-002-512 ST Tax \$115.00 CO Tax \$57.50  
City Stamp 0-525-115-920 City Tax: \$1,207.50

## WARRANTY DEED ILLINOIS STATUTORY

### THE GRANTOR (NAME AND ADDRESS)

Claudia M. Smith  
6523 S. Damen Ave.  
Chicago, IL 60636

(The Above Space for Recorder's Use Only)

THE GRANTOR Claudia M. Smith, *single woman* of 6523 S. Damen Ave., Chicago, IL 60636 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Maria Guadalupe Mendoza, unmarried of 1913 W. 71st St., Chicago, IL 60636, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 39 IN BLOCK 40 IN SOUTH LYNNE, BEING A SUBDIVISION OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 20-19-216-010-0000

Property Address: 6523 South Damen Ave., Chicago, IL 60636

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

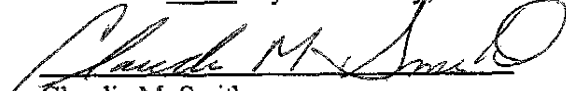
SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

**FIDELITY NATIONAL TITLE** OC20042195

3724

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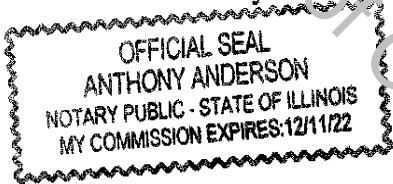
Dated this 25 day of February, 2021.

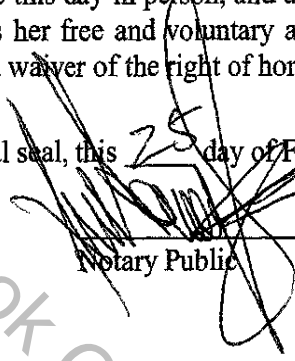
  
Claudia M. Smith

STATE OF ILLINOIS            )  
  ) SS,  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Claudia M. Smith personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered in the 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 notarial seal, this 25 day of February, 2021.



  
\_\_\_\_\_  
Notary Public

THIS INSTRUMENT PREPARED BY  
Gary K. Davidson  
Castle Law  
2 N. 129th Infantry Drive  
Joliet, IL 60435


### GRANTEE'S ADDRESS &



MAIL TO:

Law Office of Luis Martinez  
4111 W. 63rd St  
Chicago, IL 60629

SEND SUBSEQUENT TAX BILLS TO:

Maria Guadalupe Mendoza  
6523 South Damen Ave.  
Chicago, IL 60636

REAL ESTATE TRANSFER TAX		08-Mar-2021
	CHICAGO:	862.50
	CTA:	345.00
	<b>TOTAL:</b>	<b>1,207.50 *</b>
20-19-216-010-0000   20210301659862   0-525-115-920		

REAL ESTATE TRANSFER TAX		08-Mar-2021
	COUNTY:	57.50
	ILLINOIS:	115.00
	<b>TOTAL:</b>	<b>172.50</b>
20-19-216-010-0000   20210301659862   0-417-002-512		

\* Total does not include any applicable penalty or interest due.