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Warranty Deed

Doc# 2114010012 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/20/2021 09:54 AM PG: 1 OF 5

ILLINOIS

753532

Above Space for Recorder's Use Only

THE GRANTOR(s) Magdaleno Silva, a married man*, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Maria Hernandez as single woman, of Chicago, IL, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See Page 2 for Legal Description), 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; PRIVATE, PUBLIC AND UTILITY EASEMENTS; ROADS AND HIGHWAYS; SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; UN-CONFORMED SPECIAL TAXES OR ASSESSMENTS; GENERAL TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

Permanent Real Estate Index Number(s): 16-25-109-013-0000.

Address (es) of Real Estate: 2335 S. Albany Ave., Chicago, Illinois 60623

The date of this deed of conveyance is 3/24/2021.

(SEAL) Magdaleno Silva

(SEAL)

(SEAL)

(SEAL)

***This is Not Homestead Property**

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Magdaleno Silva, personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she (they) signed, sealed and delivered the said instrument as his/her (their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)

(My Commission Expires July 24, 2022)

Given under my hand and official seal

Notary Public

"OFFICIAL SEAL"

DANIEL PANTOJA

Notary Public - State of Illinois

My Commission Expires July 24, 2022

S
P
S
SC
INT

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LEGAL DESCRIPTION

For the premises commonly known as: 2335 S. Albany Ave., Chicago, Illinois 60623

PIN Number: 16-25-109-013-0000

LOT 35 IN FOREMAN'S DOUGLAS PARK ADDITION, A SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This instrument was prepared by:

Morgan Legal Group, P.C.
Attorneys at Law
6196 Providence Drive
Carpentersville, Illinois 60110

Send subsequent tax bills to:

Maria M Hernandez
2335 S. Albany Ave
Chicago IL 60623

Recorder-mail recorded document to:

Maria M Hernandez
2335 S. Albany Ave
Chicago IL 60623

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File No: 753533

EXHIBIT "A"

LOT 35 IN FOREMAN'S DOUGLAS PARK ADDITION, A SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN#: 116-25-109-013-0000

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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REAL ESTATE TRANSFER TAX

05-Apr-2021



CHICAGO:

2,062.50

CTA:

825.00

TOTAL:

2,887.50

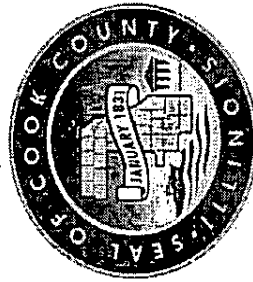
16-25-109-013-0000 | 20210301681183 | 0-385-590-800

* Total does not include any applicable penalty or interest due

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REAL ESTATE TRANSFER TAX

05-Apr-2021



COUNTY:
ILLINOIS:
TOTAL:

137.50
275.00
412.50

16-25-109-013-0000

20210301681183

0-349-546-0000

Property of Cook County Clerk's Office