## **UNOFFICIAL COPY**

WARRANTY DEED Illinois Statutory

Mail to: Juan G. Salazar 5417 S. Lotus Ave. Chicago, IL 60638

Name & Address of Taxpayer: Juan G. Salazar 5417 S. Lotus Ave. Chicago, E. 60638 Doc#. 2115517054 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 06/04/2021 01:45 PM Pg: 1 of 2

Dec ID 20210601650458 ST/CO Stamp 0-271-948-048 ST Tax \$245.00 CO Tax \$122.50 City Stamp 0-048-388-368 City Tax: \$2,572.50

## RECORDER'S STAMP

The GRANTOR(S): Consisting Diaz, married to Sheyla S. Santos, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Juan G. Salazar, A married wan of the cook, State of Illinois; to wit:

THE NORTH 5 FEET OF LOT 39 AND ALL OF LOT 40 IN BLOCK 31 IN CRANE VIEW ARCHER AVENUE HOME ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (EXCEPT THE NORTH 9.225 ACRES THEREOF) AND EXCEPT ALSO A STRIP OF LAND 66 FEET WIDE ACROSS THE WEST WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 9 TO BE USED FOR RAILROAD PURPOSES AS DESCRIBED IN DEED TO JAMES T. MAHER DATED APRIL 20, 1396 AND RECORDED MAY 4, 1896 IN BOOK 5728 PAGE 51, AS DOCUMENT 2383034.

Subject to: covenants, conditions and restrictions of record; public and with y easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet 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. TO HAVE AND TO HOLD said premises forever.

PIN: 19-09-327-067-0000

Property Address: 5417 S. Lotus Ave., Chicago, IL 60638

Dated May 12, 2021

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2115517054 Page: 2 of 2

## **UNOFFICIAL COPY**

Christian Diaz (seal)

Sheyla S. Santos (seal)

STATE OF ILLINOIS }
}ss
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT Christian Diaz and Sheyla S. Santos, personally know 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 in 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.

Given under my hand and notaria, seal, May 12, 2021.

WITNESS my hand and official seal.

Signature

My Commission Expires

(Seal)

OFFICIAL SEAL
BIANCA VELAZQUEZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES APR. 21, 2023

Prepared By:

Acosta Law Offices, P.C. 2401 S Oakley Avenue Chicago, IL 60608 Ph. (312) 650-8844

REAL ESTATE TRANSFER TAX		01-Jun-2021
A STORY	CHICAGO:	1,837.50
	CTA:	735.00
	TOTAL:	2,572.50
19-09-327-067-00	00 20210601650458	0-1.46 358-368
* Total does not inclu	ide any applicable penalt	y or interest due.

REAL ESTATE	TRANSFER	TAX	01-Jun-2021
- CE	25 SPR 7 3	COUNTY:	122.50
		ILLINOIS:	245.00
<b>\_</b>	\ <b>10</b>	TOTAL:	367.50
19-09-327	-067-0000	20210601650458	0-271-948-048