

# UNOFFICIAL COPY

Saturn Title LLC  
2128716 1012

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

Doc#. 2115918218 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 06/08/2021 11:23 AM Pg: 1 of 3

Dec ID 20210601654213

ST/CO Stamp 2-026-821-904 ST Tax \$410.00 CO Tax \$205.00

City Stamp 1-827-174-672 City Tax: \$4,305.00

## WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), **Gregorio Roman, divorced and not since remarried \* and Gregorio Roman Jr, married man\*** of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to **Daniel Alvarez and Ismael Alvarez, both married** of 4534 N. Wolcott Ave., Unit 2B, Chicago, IL 60640,

☒ NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS  
☐ NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON  
☐ NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

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

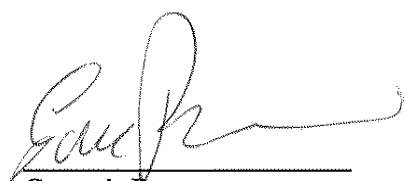
Subject, however, to the general taxes for the year of 2020 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

\* This is non homestead property as to spouses

Permanent Index Number(s): 13-14-109-004-0000

Property Address: 4649 N. Springfield Ave., Chicago, IL 60625

Dated 06/02 2021

  
Gregorio Roman

  
Gregorio Roman Jr.

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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 Gregorio Roman and Gregorio Roman Jr 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.

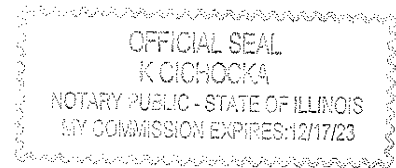
Given under my hand and notarial seal, this 2nd day of June 2021

[Signature]  
Notary Public

My commission expires: 12/17/23

**THIS DOCUMENT PREPARED BY:**

Law Office of Joanne B. Solonowski, P.C.  
6942 W Higgins Ave  
Chicago, IL 60656



**MAIL TAX BILL TO:**

Daniel Alvarez and Ismael Alvarez  
4649 N Springfield Ave  
Chicago, IL 60625

**MAIL RECORDED DEED TO:**

Daniel Alvarez + Ismael Alvarez  
4534 N Wolcott #2B  
Chicago IL 60640

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## EXHIBIT A

Legal Description: **LOT 44 IN BLOCK 2 IN TRYOR AND DAVIS' ADDITION TO IRVING PARK, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number(s): **13-14-109-004-0000**

**PIN#**

**PIN#**

Property Address: **4649 N. Springfield Ave., Chicago, IL 60625**

Property of Cook County Clerk's Office