

UNOFFICIAL COPY

Doc# 2116246378 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/11/2021 02:21 PM Pg: 1 of 2

Dec ID 20210501640672
ST/CO Stamp 1-007-191-312 ST Tax \$267.00 CO Tax \$133.50
City Stamp 2-013-640-976 City Tax: \$2,803.50

1 of 2

WCSC0332190P

SPECIAL WARRANTY DEED

Chicago Title

KNOW ALL MEN BY THESE PRESENTS:

That PATRICIA ACOSTA RAMIREZ, married

And GERARDO ACOSTA, *unmarried

FOR AND IN CONSIDERATION OF

TEN and NO/100 DOLLARS, and other good

and valuable consideration, to it in hand paid by the party or parties identified below as GRANTEE hereunder, by these presents does grant, bargain, and sell unto:

ALICIA ST. CLAIR

called 'GRANTEE' whose mailing address is:

all that certain real property situated in COOK County, Illinois and more particularly described as follows:

THE EAST 40 FEET OF LOT 109 IN DIVISION 2 OF WESTFALLS SUBDIVISION OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 21-30-324-012-0000

Address of Property: 2714 E. 78th St., Chicago, IL 60649

Property conveyed herein is not subject to Homestead Act of Illinois.

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances thereto in any wise belonging, unto the said GRANTEE, his heirs or successors and assigns forever, subject to: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) general real estate taxes not yet due or payable; (d) building code violations if any; (e) existing zoning regulations; and (f) encroachments if any, as may be disclosed by a plat of survey.

GRANTOR will defend the same against the lawful claims of all persons claiming by through or under GRANTOR, and no others.

Dated this 3rd day of June, 2021



Patricia Acosta Ramirez



Gerardo Acosta

* also known as Gerardo Acosta - Hernandez

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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, CERTIFY THAT Patricia Acosta Ramirez and Gerardo Acosta personally known to me to be the person(s) whose name(s) 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 3rd day of June, 2021

Kenneth D. Slomka
(Notary Public)



Mail To:
Alicia St. Clair
2714 E. 78th St
Chicago, IL 60649

Send Subsequent Tax Bills To:
Alicia St. Clair
2714 E. 78th St.
Chicago, IL 60649

This instrument prepared by:
Kenneth D. Slomka
Slomka Law Group
15255 S. 94th Ave., Suite 602
Orland Park, IL 60462

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