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Doc#: 2117242048 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/21/2021 09:57 AM Pg: 1 of 3

WARRANTY DEED Statutory (Illinois)

Dec ID 20210501650193
ST/CO Stamp 1-901-630-736 ST Tax \$160.00 CO Tax \$80.00

Mail to:
The Law Offices of Anthony R. Tortorich
15640 Janas Drive
Homer Glen, IL 60491

Name & address of taxpayer:
Robert Ramirez and Denise M. Roa
4649 West 88th Pl.
Hometown, IL 60456

2021-10/31/21 10/31/21

THE GRANTOR Julie Phan, a married woman, of San Marino, CA, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEYS AND WARRANTS to Robert Ramirez, a (n) _____ and Denise M. Roa, a(n) of 1903 Wildspring Pkwy, Joliet, IL 60431, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 1258 IN J. E. MERRION AND COMPANY'S HOMETOWN UNIT NUMBER 5, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NON-HOMESTEAD PROPERTY

Subject to general real estate taxes not due and payable at time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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 in fee simple forever.

Permanent index number: 24-03-128-044-0000
Property address: 4649 West 88th Pl., Hometown, IL 60456
DATED this 20th day of May, 2021.

Julie Phan



REAL ESTATE TRANSFER TAX

15-Jun-2021



COUNTY:	80.00
ILLINOIS:	160.00
TOTAL:	240.00

24-03-128-044-0000

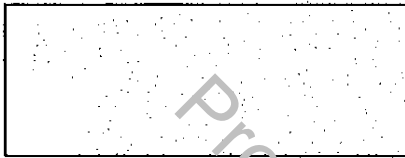
| 20210501650193

| 1-901-630-736

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WARRANTY DEED Statutory (Illinois)

State of California, County of Los Angeles ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Julie Phan

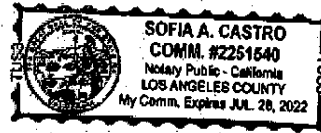


personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and the person acknowledged that the person signed, sealed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 20 day of MAY, 2021.

Commission expires July 29, 2022

Sofia A. Castro
Notary Public



Recorder's Office Box No.

NAME AND ADDRESS OF PREPARER:

Brenda Murzyn , Attorney at Law
1300 Iroquois Drive, Suite 125
Naperville, IL 60563

Property of Cook County Clerk's Office

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Pin # 24-03-128-044-0000

Property of Cook County Clerk's Office