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Doc#: 2117433155 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/23/2021 02:32 PM Pg: 1 of 3

WARRANTY DEED Statutory (Illinois)

Dec ID 20210501634239
ST/CO Stamp 1-048-748-304 ST Tax \$55.00 CO Tax \$27.50
City Stamp 0-953-569-552 City Tax: \$577.50

THE GRANTOR, MIGUEL NUNEZ,

Of the city of Chicago, County of COOK State of ILLINOIS for the considerations of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to

CESAR NIETO,

The following described real estate situated in the County of Cook in the State of Illinois, to wit:

See Attached Legal Description

Permanent Real Estate Index Number(s): 25-13-202-003-0000

Property Address: 2543 East 106th Street, Chicago, Illinois 60617

Subject, however, to the general real estate taxes for the year 2020 and subsequent years, which are not yet due and payable; covenants, conditions, and restrictions of record identified as exceptions, public and utility easements; applicable zoning laws, ordinances, and acts done by or suffered through Buyer.

This is not homestead property.

DATED this 17th day of May 2021.


MIGUEL NUNEZ

FIDELITY NATIONAL TITLE
OC21018118

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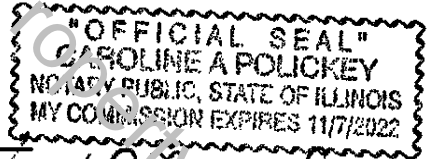
State of IL, County of Cook, ss:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MIGUEL NUNEZ, known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as 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 17 day of May, 2021.

Commission expires: 11-1-22

[Signature]
Notary Public



Mail to: Law Offices of Gemma D. Dixon
203 N. LaSalle St
Suite 2100
Chicago IL 60601

GRANTEES ADDRESS
SEND SUBSEQUENT TAX BILL TO:
Cesar Nieto
2543 East 106th Street
Chicago, IL 60617

Prepared by:
Maria Isabel Martinez
Law Office of Isabel Martinez
10526 South Ewing Avenue
Chicago, IL 60617
773-374-0161

REAL ESTATE TRANSFER TAX		17-May-2021
CHICAGO:		412.50
CTA:		165.00
TOTAL:		577.50 *

25-13-202-003-0000 | 20210501634239 | 0-953-569-552
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		17-May-2021
COUNTY:		27.50
ILLINOIS:		55.00
TOTAL:		82.50

25-13-202-003-0000 | 20210501634239 | 1-048-748-304

Cook County Clerk's Office

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EXHIBIT A

Order No.: OC21018118

For APN/Parcel ID(s): 25-13-202-003-0000

For Tax Map ID(s): 25-13-202-003-0000

LOT 7 IN BLOCK 2 IN IRONDALE SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 13,
TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

Property of Cook County Clerk's Office