

UNOFFICIAL COPY

Doc#: 2119618386 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/15/2021 01:50 PM Pg: 1 of 2

Dec ID 20210601681758
ST/CO Stamp 0-657-364-240 ST Tax \$120.00 CO Tax \$60.00
City Stamp 1-922-641-168 City Tax: \$1,260.00

SPECIAL WARRANTY DEED

Mail to:



Name and Address of Taxpayer:

Kimball Capital LLC - JKJA
1916 N. Rockwell St,
Chicago, IL 60647

RECORDER'S STAMP

THIS INDENTURE, made on the 23 day of June, 2021, by and between **Miguel Ramirez**, married to Helen Ramirez, of 7030 S. Claremont Ave, Chicago, Illinois 60636 (hereinafter "Grantor") and **KIMBALL CAPITAL LLC - JKJA**, an Illinois limited liability company with address 1916 N. Rockwell St, Chicago, Illinois 60647 (hereinafter "Grantee").

WITNESSETH, THAT Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, does hereby grant and convey unto the said Grantee that real estate fully described below, situated in Cook County, Illinois, subject to unbilled general real estate taxes, special assessments, covenants, conditions, and restrictions of record, and building lines and easements, and does further release any Homestead rights in the property.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's heirs, successors and assigns forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrances done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor, but no further or otherwise.

Legal Description of Property:

LOT 91 AND THE SOUTH 10 FEET OF LOT 92 IN ENGLEWOOD ON THE HILL THIRD ADDITION, ASUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

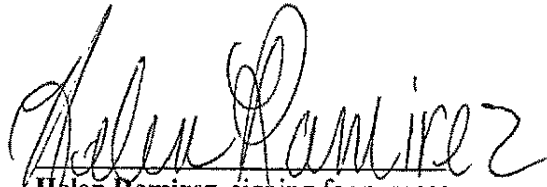
Old Republic National Title
Insurance Company
9601 Southwest Highway
Oak Lawn, IL 60453

0113 7323 1/2

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Property Address: 7030 S. Claremont Ave, Chicago, Illinois 60636
Permanent Index No: 20-19-331-045


Miguel Ramirez


Helen Ramirez, signing for purpose
of release of Homestead rights


State of ILLINOIS
County of COOK

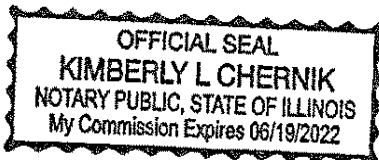
I, Kimberly L. Chernik, a Notary Public in and for said County,
in the State aforesaid, DO HEREBY CERTIFY THAT



Miguel Ramirez and Helen Ramirez


who proved to me based upon satisfactory evidence to be the same persons whose names
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 notarial seal this 23rd day of June, 2021.


Notary Public



REAL ESTATE TRANSFER TAX		30-Jun-2021
	COUNTY:	60.00
	ILLINOIS:	120.00
	TOTAL:	180.00
20-19-331-045-0000 20210601681758 0-657-364-240		

REAL ESTATE TRANSFER TAX		30-Jun-2021
	CHICAGO:	900.00
	CTA:	360.00
	TOTAL:	1,260.00 *
20-19-331-045-0000 20210601681758 1-922-641-168		

* Total does not include any applicable penalty or interest due.