

UNOFFICIAL COPY

A21-1632ET
WARRANTY DEED

Doc#: 2119621306 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/15/2021 01:12 PM Pg: 1 of 3

GRANTOR(S):

CARL GHISELLI,
a married man,

Dec ID 20210601686730
ST/CO Stamp 1-137-073-424 ST Tax \$717.50 CO Tax \$358.75
City Stamp 1-002-667-280 City Tax: \$7,533.75

PRESENTLY RESIDING AT:
2676 N HWS Cleveland Blvd
Omaha, NE 68116

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S)
and WARRANT(S) to:

^{N.}
HECTOR CASTANEDA III

the following described Real Estate situated in the State of Illinois, to wit:

LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO, INCORPORATED HEREIN BY
REFERENCE AND MADE A PART HEREOF.
P.I.N.: 14-31-302-023-000
PROPERTY ADDRESS: 2211 W. Armitage Ave Chicago, IL 60647

SUBJECT TO: (1) General real estate taxes for the year 2020 2nd installment and subsequent years. (2) Covenants,
conditions and restrictions of record. (3) Private, public and utility easements. (4) Governmental taxes or assessments for
improvements not yet completed.

Hereby releases and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
TO HAVE AND TO HOLD said real estate forever.

DATED this 13 day of June, 2021.

THIS IS NOT HOMESTEAD PROPERTY AS TO THE GRANTOR'S SPOUSE.



CARL GHISELLI

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STATE OF ILLINOIS, COUNTY OF COOK) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Carl Ghiselli personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said instrument as his/her 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 13th day of June, 2021.



[Handwritten Signature]

Notary Public

Prepared by: Juan Vaglienty, Attorney at Law, 2860 S. River Rd., Ste 220, Des Plaines, IL 60018

Return to:

HECTOR N. CASTANEDA III
1345 N. ASHLAND^{DR}, STE. CS
CHICAGO IL 60622

Send Subsequent Tax Bill To:

HECTOR N. CASTANEDA III
1345 N. ASHLAND^{DR}, STE. CS
CHICAGO IL 60622

REAL ESTATE TRANSFER TAX		09-Jul-2021
	CHICAGO:	5,381.25
	CTA:	2,152.50
	TOTAL:	7,533.75
14-31-302-023-0000 2021-060186730 1-002-667-280		

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

REAL ESTATE TRANSFER TAX		06-Jul-2021
	COUNTY:	358.75
	ILLINOIS:	717.50
	TOTAL:	1,076.25
14-31-302-023-0000 2021-060186730 1-137-073-420		

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EXHIBIT "A"

Legal Description

LOT 1 IN KORFF'S SUBDIVISION OF LOTS 21 TO 24 IN BLOCK 3 IN PIERCE'S ADDITION TO HOLSTEIN IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address:
2211 W. Armitage Ave
Chicago, IL 60647

Pin: 14-31-302-023-0000

Property of Cook County Clerk's Office