

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2120108003 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/20/2021 09:28 AM Pg: 1 of 3

Dec ID 20210601685825  
ST/CO Stamp 0-509-173-008 ST Tax \$200.00 CO Tax \$100.00

THE GRANTOR(S), Ramon Rodriguez and Ana Rodriguez, husband and wife, of the Village of South Holland, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Lionel Franklin, Individual, (GRANTEE'S ADDRESS) 9506 South Winchester # 308, Chicago, Illinois 60643 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 42 IN SHIRBIL ESTATES, BEING A SUBDIVISION OF PART OF LOT 6 IN K. DALENBERG'S SUBDIVISION OF SECTIONS 22 AND 27, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.



**SUBJECT TO:** covenants, conditions and restrictions of record, general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 29-27-101-014-0000  
Address(es) of Real Estate: 303 East 171st Place, South Holland, Illinois 60473

Dated this 26<sup>th</sup> day of June, 2021

Ramon Rodriguez  
Ana Rodriguez HIS ATTORNEY IN FACT  
Ramon Rodriguez

Ana Rodriguez  
Ana Rodriguez

| REAL ESTATE TRANSFER TAX   |           | 01-Jul-2021                    |        |
|--|-----------|--------------------------------|--------|
|   | COUNTY:   |                                | 100.00 |
|  | ILLINOIS: |                                | 200.00 |
|  | TOTAL:    |                                | 300.00 |
| 29-27-101-014-0000   |           | 20210601685825   0-509-173-008 |        |

FIDELITY NATIONAL TITLE 2 of 3  
0621021112

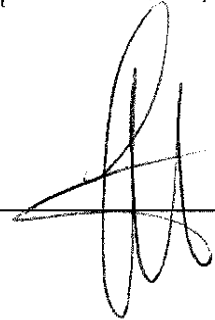
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ramon Rodriguez and Ana Rodriguez, personally known to me to be the same 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 26<sup>th</sup> day of June, 2021  
\* by ANA Rodriguez his ATTORNEY IN FACT



  
\_\_\_\_\_  
(Notary Public)

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**Prepared By:** Luis C. Martinez - Attorney At Law  
4111 W 63rd Street  
Chicago, Illinois 60629

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**Mail To:**  
Michael Fakaros - Attorney at Law  
161 North Clark Street Ste 1600  
Chicago, Illinois 60601

**Name & Address of Taxpayer:**  
Lionel Franklin  
303 East 171st Place  
South Holland, Illinois 60473

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

7082102959

Village of South Holland

09:32:31 a.m.

07-01-2021

1 / 1

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND  
CERTIFICATE OF PAYMENT  
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

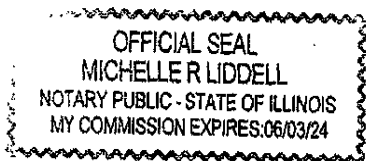
Title Holder's Name: **Ramon Rodriguez**  
Mailing Address: **20540 Bensley Ave., Lynwood, IL 60411**  
Telephone No.: **708-441-5547**  
Attorney or Agent: **Luis C Martinez**  
Telephone No.: **773-585-3200**  
Property Address: **303 E 171st Pl**  
**South Holland, IL 60473**  
Property Index Number (PIN): **29-27-101-014-0000**  
Water Account Number: **0180110003**  
Date of Issuance: **7/1/2021**

State of Illinois )  
County of Cook )  
This instrument was acknowledged before  
me on July 1, 2021 by

Michelle R Liddell  
Michelle R Liddell  
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND

By: Butt Holt  
Deputy Village Clerk or Representative



[SEAL]

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.