

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

Doc#: 2120320301 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/22/2021 09:09 AM Pg: 1 of 2

Dec ID 20210701603151
ST/CO Stamp 0-831-558-416 ST Tax \$400.00 CO Tax \$200.00
City Stamp 2-078-794-512 City Tax: \$4,200.00

FIDELITY NATIONAL
TITLE OC21020816

Above Space for Recorder's Use Only

THE GRANTOR(S) Rafaela Martinez, a Widow, Pascual A. Fernandez and Nancy Fernandez, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to **LAWNDALE 2945, LLC, an ILLINOIS LIMITED LIABILITY COMPANY** of 3435 N. Kedvale Ave., Chicago, IL 60641, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (*See page 2 for legal description attached here to and made part hereof.*), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

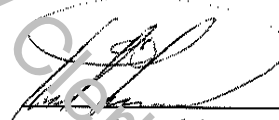
SUBJECT TO: General taxes for 2020 and subsequent years; Covenants, conditions and restrictions of record, if any;

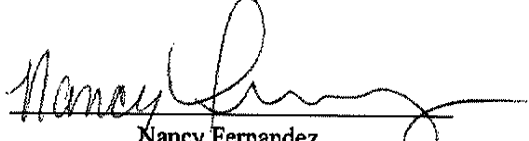
Permanent Real Estate Index Number(s): 13-26-317-036-0000,

Address(es) of Real Estate: 2510 N Avers Ave Chicago Illinois 60647

The date of this deed of conveyance is 07/15/2021.


Rafaela Martinez

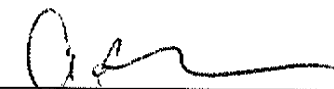

Pascual A. Fernandez


Nancy Fernandez

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that Rafaela Martinez, a Widow, Pascual A. Fernandez and Nancy Fernandez, husband and wife, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(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 07/15/2021.




Notary Public

2121020816

10/7


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LEGAL DESCRIPTION



For the premises commonly known as: 2510 N Avers Ave
Chicago, Illinois 60647

Legal Description:

THE NORTH 5 FEET OF LOT 30 AND ALL OF LOT 31 IN BLOCK 22 IN PENNOCK BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		15-Jul-2021
	CHICAGO:	3,000.00
	CTA:	1,200.00
	TOTAL:	4,200.00 *
13-26-317-036-0000 20210701603151 2-078-194-512		

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

REAL ESTATE TRANSFER TAX		15-Jul-2021
	COUNTY:	200.00
	ILLINOIS:	400.00
	TOTAL:	600.00
13-26-317-036-0000 20210701603151 0-831-558-411		

This instrument was prepared by:
Alicja G Plonka
Plonka Law Office
4111 W. 47th Street
Chicago, IL 60632

Send subsequent tax bills to:
Lawndale 2945, LLC
3435 N. Kedvale Ave., Chicago
Illinois 60641

Mail recorded document to:
Lawndale 2945, LLC
3435 N. Kedvale Ave Chicago
Illinois 60647