

# UNOFFICIAL COPY

## WARRANTY DEED (ILLINOIS) (General)

The Grantor, Rina Garcia, a single woman, of 2952 Des Plaines Avenue, North Riverside, Illinois 60546, for and in consideration of Ten and 00/100 (\$10.00) Dollars, in hand paid, CONVEYS and WARRANTS to: Rina Garcia, as Trustee of the Rina Garcia Trust, of 2952 Des Plaines Avenue, North Riverside, Illinois 60546, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

FIRST AMERICAN TITLE  
FILE #3103591  
ACCOMM ONLY

Doc#: 2120320324 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/22/2021 09:45 AM Pg: 1 of 3

Dec ID 20210501640998  
ST/CO Stamp 0-770-282-256


### SEE PAGE TWO FOR LEGAL DESCRIPTION,

subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as zoned: (a) general real estate taxes not yet due and payable; (b) building lines and easements, if any; (c) covenants, conditions and restrictions of record, so long as they do not interfere with the current use and enjoyment of the property, and hereby releasing and waiving, if applicable, all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number (PIN): 15-26-413-044-0000

Address of Real Estate: 2952 Des Plaines Avenue, North Riverside, Illinois 60546

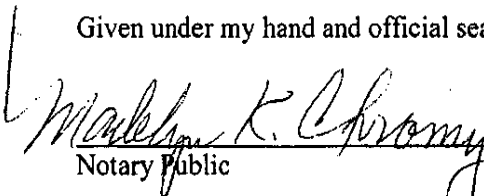
DATED this 21<sup>st</sup> Day of May, 2021

  
\_\_\_\_\_  
Rina Garcia

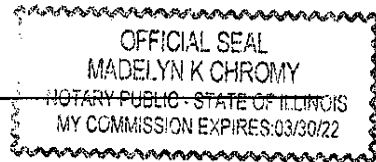
State of Illinois            )  
                                          )     ss.  
County of Cook            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rina Garcia, personally known to me to be the same individual whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act for the uses and purposes therein set forth.

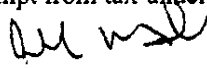
Given under my hand and official seal, this 21<sup>st</sup> Day of May, 2021

  
\_\_\_\_\_  
Notary Public

Commission expires: \_\_\_\_\_



Exempt from tax under 35 ILCS 200/31-45(e).



\_\_\_\_\_  
Attorney for Grantee  
{00839431 }

Date: May 21, 2021

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## LEGAL DESCRIPTION

**LOT 33 IN TRUSTEE'S RESUBDIVISION OF BLOCK 4 IN KIMBARK AND HUBBARD'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Premises commonly known as: 2952 Des Plaines Avenue, North Riverside, Illinois 60546

Permanent Index Number (PIN): 15-26-413-044-0000

**Prepared by and Return to:**

Alexander R. Domanskis  
Boodell & Domanskis, LLC  
1 N. Franklin, Suite 1200  
Chicago, IL 60606

**Send Tax Bills to:**

Rina Garcia  
2952 Des Plaines Avenue  
North Riverside, IL 60546

Property of Cook County Clerk's Office

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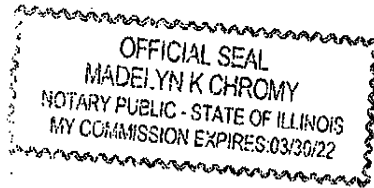
## STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR or his/her agent affirms that, to the best of his/her knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Alexander R. Domanskis, Agent

Dated: May 21, 2021

Subscribed and sworn to before me  
by the said Alexander R. Domanskis  
this 21st day of May, 2021



Notary Public: Madelyn K. Chromy

\*\*\*\*\*

The GRANTEE or his/her agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Alexander R. Domanskis, Agent

Dated: May 21, 2021

Subscribed and sworn to before me  
by the said Alexander R. Domanskis  
this 21st day of May, 2021



Notary Public: Madelyn K. Chromy

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.