

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2120707189 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 07/26/2021 08:47 AM Pg: 1 of 3

Dec ID 20210501648540

ST/CO Stamp 1-048-486-672 ST Tax \$295.00 CO Tax \$147.50

GRANTORS, RUBEN LUNA, AKA, RUBEN LUNA ROSAS, and GLAFIRA LUNA, AKA, GLAFIRA MONTERO MIRANDA, his wife, of the Village of South Chicago Heights, State of Illinois, County of Cook, for the consideration of Ten and NO/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to:

KYIESHA BALDWIN
1238 Harvest Lane
University Park, IL 60484

all interest in the following described Real Estate situated in Cook County, in the State of Illinois:

LOT 6 IN COURTNEY SUBDIVISION, BEING A SUBDIVISION OF LOT 2 AND THE WEST 4 FEET OF LOT 4 IN BLOCK 3 AND OUTLOT "A" (EXCEPT THAT PART OF OUTLOT "A" LYING EAST OF A LINE 320 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID OUTLOT "A") AND ALSO (EXCEPT THAT PART OF OUTLOT "A" LYING SOUTH OF A LINE PARALLEL WITH AND 260 FEET NORTH OF THE NORTH RIGHT OF WAY LINE OF SAUK TRAIL ROAD) OF SAUK TRAIL DEVELOPMENT SUBDIVISION, A SUBDIVISION OF LOT 3 OF CIRCUIT COURT PARTITION OF THE NORTHEAST QUARTER OF SECTION 32 AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33 (EXCEPT THE CHICAGO AND EASTERN ILLINOIS RAILROAD COMPANY RIGHT OF WAY), TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index No: 32-32-229-024-0000

Address of the Real Estate: 3138 Courtney Lane, South Chicago Heights, IL 60411

Dated this 28th day of May, 2021.

Ruben Luna

RUBEN LUNA

Glafira Luna by Ruben Luna attorney in fact
GLAFIRA LUNA

Ruben Luna Rosas

AKA, RUBEN LUNA ROSAS

Glafira Montero Miranda by Ruben Luna attorney in fact
AKA, GLAFIRA MONTERO MIRANDA

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RUBEN LUNA, AKA, RUBEN LUNA ROSAS, and GLAFIRA LUNA, AKA, GLAFIRA MONTERO MIRANDA, personally known to me 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 a 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 28th day of May, 2021.

SEAL



Ofelia C. Franco

Notary Public

Document prepared by: Jeffery M. Foreman, Attorney at Law, 10047 So. Western Ave. Chicago, IL 60643

MAIL DOCUMENT TO:

3138 Courtney Ln.
South Chicago Heights, IL 60411

SUBSEQUENT TAX BILLS TO:

3138 Courtney Ln
South Chicago Heights, IL 60411



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Village of South Chicago Heights

TRANSFER CERTIFICATE

CERTIFICATE NO.# 89DATE ISSUED: 05 / 27 / 20 21Property Address: 3138 Courtney, South Chicago Heights, Illinois, 60411

Property Index Number: 32-32-229-024-0000

X Single family residence Condo, Townhouse Two Unit Vacant Other
 Multi-unit (No. of units) *Commercial *Mixed use (commercial & residential)

Seller's Name: Ruben LunaBuyer's Name: Kylesha Baldwin

A transfer certificate shall be issued by the Building Department after an inspection of the premises discloses that the premises are in compliance with the village building code, housing code, plumbing code, electrical code and all other village chapters relating to building construction and maintenance. Compliance with the provisions of said codes and chapters shall be met if the provisions of the respective codes in effect at the time of the inspection are met, or if the provisions of the codes in effect at the time the permit was issued for the particular construction or installation were met. In addition to all other requirements provided herein, the final water bill must be paid prior to issuance of said transfer certificate.

A transfer certificate indicates that so far as can be reasonably determined by a visual inspection of the premises and a review of village records and chapters, the premises meet the requirements of the codes. Neither the village nor the building department assumes any liability in the inspection or the issuance of a transfer certificate and by the issuance of a transfer certificate does not guarantee or warrant the condition of the premises inspected.

BUILDING DIRECTOR

ATTEST

VILLAGE CLERK


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EXHIBIT "A" Property Description

Closing Date: May 28, 2021

Buyer(s): Kyiesha Baldwin

Property Address: 3138 Courtney Lane, South Chicago Heights, IL 60411

PROPERTY DESCRIPTION:

LOT 6 IN COURTNEY SUBDIVISION, BEING A SUBDIVISION OF LOT 2 AND THE WEST 4 FEET OF LOT 4 IN BLOCK 3 AND OUTLOT "A" (EXCEPT THAT PART OF OUTLOT "A" LYING EAST OF A LINE 320 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID OUTLOT "A") AND ALSO (EXCEPT THAT PART OF OUTLOT "A" LYING SOUTH OF A LINE PARALLEL WITH AND 260 FEET NORTH OF THE NORTH RIGHT OF WAY LINE OF SAUK TRAIL ROAD) OF SAUK TRAIL DEVELOPMENT SUBDIVISION, A SUBDIVISION OF LOT 3 OF CIRCUIT COURT PARTITION OF THE NORTHEAST QUARTER OF SECTION 32 AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33 (EXCEPT THE CHICAGO AND EASTERN ILLINOIS RAILROAD COMPANY RIGHT OF WAY), TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 32-32-229-024-0000

REAL ESTATE TRANSFER TAX

13-Jul-2021



COUNTY:	147.50
ILLINOIS:	295.00
TOTAL:	442.50

32-32-229-024-0000

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