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Doc# 2121018172 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/29/2021 07:13 AM Pg: 1 of 4

WARRANTY DEED (ILLINOIS STATUTORY)

Dec ID 20210601655231
ST/CO Stamp 1-711-371-536

AFTER RECORDING MAIL TO:

Marianne DeGuzman and Jose DeGuzman
8716 Avers Avenue
Skokie, IL 60076

NAME & ADDRESS OF TAXPAYER:

Marianna DeGuzman and Jose DeGuzman
8716 Avers Avenue
Skokie, IL 60076

THE GRANTOR(S) Marianne DeGuzman FKA Marianne Sese, married to Jose DeGuzman, of 8716 Avers Avenue, Skokie, IL 60076, and Monroe Sese, an unmarried person, of 8716 Avers Avenue, Skokie, IL 60076, and Mercy Manalastas FKA Mercy Sese, married to Raymond E. Manalastas, of 7349 W. Greenleaf, Niles, IL 60714, for and in consideration of **Ten and no/100ths (\$10.00) Dollars** and other good and valuable consideration(s), in hand paid, **CONVEYS AND WARRANTS** to Marianne DeGuzman FKA Marianne Sese and Jose DeGuzman, Wife and Husband, of 8716 Avers Avenue, Skokie, IL 60076, not as Tenants in Common, nor as Joint Tenants, but as Tenants by the Entirety, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 10-23-102-042-0000

Property Commonly Known as: 8716 Avers Avenue, Skokie, IL 60076

Subject, however, to the general taxes for the year of 2021 and thereafter, and all Covenants, Restrictions, and Conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 19 day of July, 2021

Marianne DeGuzman
Marianne DeGuzman FKA Marianne Sese

Monroe Sese
Monroe Sese

Mercy Manalastas
Mercy Manalastas FKA Mercy Sese

VILLAGE OF SKOKIE ECONOMIC DEVELOPMENT TAX	
PIN:	<u>10-23-102-042-0000</u>
ADDRESS:	<u>8716 Avers</u>
16581	<u>6/4/21</u> \$ <u>25.00</u> <u>SL</u>

LN21023735 1/2

(Landtrust National Title Services
120 S. LaSalle Street, Suite 1700
Chicago, Illinois 60603)

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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 Marianne DeGuzman FKA Marianne Sese and Monroe Sese and Mercy Manalastas FKA Mercy Sese, 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 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 notarial seal this 19 day of July, 2021



Notary Public



My commission expires on 2-11-24

Exempt Under Provisions of Paragraph E
Section 31-45, Property Tax Code.

Date: July 19, 2021



Signature of Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX

22 Jun-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

10-23-102-042-0000

| 20210601655231 | 1-711-371-536

NAME AND ADDRESS OF PREPARER

Brian Mraz, Esq.
15506 Orlan Brook Drive, Unit 251
Orland Park, IL 60462
708.710.5756

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his 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.

Dated July 19, 2021

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Mearae Sosa
This 19, day of July, 2021
Notary Public [Signature]



The **grantee** or his 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 title to real estate under the laws of the State of Illinois.

Date July 19, 2021

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Marianne DeGuzman
This 19, day of July, 2021
Notary Public [Signature]



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 of a Class A misdemeanor for subsequent offenses.

(Attach to deed or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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LN21023733

Exhibit A

LOT 29, AND THE SOUTH 10 FEET OF LOT 30 IN BLOCK 4 IN DEMPSTER CRAWFORD MANOR, A SUBDIVISION OF THAT PART OF THE NORTH WEST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF EAST PRAIRIE ROAD, (EXCEPT THE SOUTH 17 1/2 CHAINS THEREOF) IN COOK COUNTY, ILLINOIS.

PIN: 10-23-102-042-0000

For Informational Purposes only: 8716 Avers Avenue, Skokie, IL 60076

Property of Cook County Clerk's Office