

UNOFFICIAL COPY

Doc#: 2121613146 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/04/2021 04:19 PM Pg: 1 of 2

Dec ID 20210701622215
ST/CO Stamp 1-397-390-096 ST Tax \$445.00 CO Tax \$222.50
City Stamp 0-940-735-248 City Tax: \$4,672.50

ATA / GMT Title Agency
120 S. LaSalle Street, Suite 1240
Chicago, IL 60603
File # 21788011-7L

Warranty Deed Statutory (Illinois)

THE GRANTOR(S), Roy A. Mazzanti, as Trustee under the Roy A. Mazzanti Trust dated May 14, 2019, as to 50% interest and Giacomina B. Mazzanti, as Trustee under the Giacomina B. Mazzanti Trust under dated August 31, 2019, as to 50% interest, of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Spencer Regalado and Kathleen Regalado, Husband and Wife, as Tenants by the Entirety with Full Rights of Survivorship of 1929 W. Chase Ave., Chicago, IL 60626, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

LOT 18 AND THE EAST HALF OF LOT 19 IN ELI REDS SUBDIVISION OF BLOCK 30 IN THE VILLAGE OF JEFFERSON BEING A SUBDIVISION OF THE SOUTH HALF OF SECTION 9 AND PART OF THE SOUTHEAST QUARTER OF SECTION 3 LYING SOUTH OF THE INDIAN BOUNDARY LINE AND LOT 3 OF SECTION 16 ALL IN TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

Subject, however, to the general taxes for the year of 2020 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 13-09-420-047-0000

Property Address: 5143 W. Strong St., Chicago, IL 60630

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Dated this 28 day of July, 2021.

Roy A. Mazzanti, as Trustee under the Roy A. Mazzanti Trust dated May 14, 2019, as to 50% Interest and Giacomina B. Mazzanti, as Trustee under the Giacomina B. Mazzanti Trust under dated August 31, 2019, as to 50% interest

R.A. Mazzanti
Roy A. Mazzanti

Giacomina B. Mazzanti
Giacomina B. Mazzanti

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 **Roy A. Mazzanti, as Trustee under the Roy A. Mazzanti Trust dated May 14, 2019, as to 50% interest and Giacomina B. Mazzanti, as Trustee under the Giacomina B. Mazzanti Trust under dated August 31, 2019, as to 50% interest**, 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 notarial seal, this 28th day of July, 2021.

Robert A. Flores
Notary Public

My commission expires: 9-11-2022



THIS DOCUMENT PREPARED BY:
Attorney Robert Flores
Flores & O'Grady, RLLP
6203 West 55th Street
Chicago, IL 60638

MAIL TAX BILL TO:
Spencer Regalado and Kathleen Regalado
5143 W. Strong St
Chicago, IL 60630

MAIL RECORDED DEED TO:
Spencer Regalado and Kathleen Regalado
5143 W Strong St
Chicago, IL 60630