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Doc# 2122442216 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/12/2021 02:34 PM Pg: 1 of 3

Dec ID 20210701613789
ST/CO Stamp 0-688-298-768 ST Tax \$225.00 CO Tax \$112.50
City Stamp 1-291-827-984 City Tax: \$2,505.48

JOINT TENANTS
**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR (NAME AND ADDRESS)

Ani Daniel

~~STEWART TITLE~~
700 E. Diehl Road, Suite 180
Naperville, IL 60563

1290975

Sub

(The Above Space for Recorder's Use Only)

THE GRANTOR Ani Daniel, a married woman, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Indalecio Olvera and Patricia Olvera *AS JOINT TENANTS* the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 19-01-414-019-0000

Property Address: 4400 S. Artesian^{Ave.}, Chicago, IL 60632

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. NOT A HOMESTEAD PROPERTY AS TO THE SELLER

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 17th day of June, 2021.

Ani Daniel
Ani Daniel

REAL ESTATE TRANSFER TAX		30-Jul-2021
	CHICAGO:	1,687.50
	CTA:	675.00
	TOTAL:	2,362.50 *

19-01-414-019-0000 | 20210701613789 | 1-291-827-984

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

REAL ESTATE TRANSFER TAX		30-Jul-2021
	COUNTY:	112.50
	ILLINOIS:	225.00
	TOTAL:	337.50

19-01-414-019-0000 | 20210701613789 | 0-688-298-768

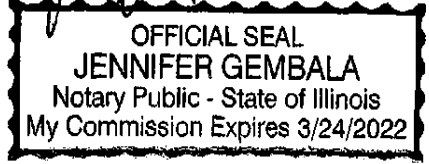
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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ani Daniel personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered in the instrument as 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 17 day of June 2021.

Notary Public



THIS INSTRUMENT PREPARED BY

Archer Law Group
6839 W. Archer Ave.
Chicago, IL 60638

MAIL TO:

Law Office of Luis Martinez
4171 West 63rd St.
Chicago, IL 60629

SEND SUBSEQUENT TAX BILLS TO:

Indalecio Olvera
4400 S. Artesian
Chicago, IL 60632

Indalecio Olvera
8920 W 125th St.
PALOS PARK, IL 60464

Indalecio OLVERA
8920 W. 125th St
Palos Park, IL 60464

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Lot 46 in Block 7 in McIntosh Brothers Western Avenue Boulevard Addition a Subdivision of Blocks 1 to 8 of Iglehart's Subdivision of the East half of the Southeast Quarter of Section 1, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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008UN-ALTA Commitment For Title Insurance (8/1/16)

