

UNOFFICIAL COPY

Doc#: 2123104091 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/19/2021 10:16 AM Pg: 1 of 2

PREPARED BY:

Jason Erlich
Benjamin Gussin & Associates
801 Skokie Boulevard
Suite 100
Northbrook, IL 60062

Dec ID 20210601688400
ST/CO Stamp 2-007-153-936 ST Tax \$710.00 CO Tax \$355.00
City Stamp 1-814-195-472 City Tax: \$7,455.00

MAIL TAX BILL TO:

Kimberly Livingston
9901 S. Damen Avenue
Chicago, IL 60643

MAIL RECORDED DEED TO:

Gloria Materre
Materre & Associates, P.C.
3201 Old Glenview Road
Suite 302
Wilmette, IL 60091

WARRANTY DEED
STATUTORY (ILLINOIS)

PT 21-73684 1/2

husband and wife

THE GRANTORS, Ignacio Zepeda and Nadilce Izabel Vargas Rodrigues, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to GRANTEE, Kimberly Livingston, of 2917 N. Claremont Ave Chicago, IL 60643, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION:

The North 50 feet of Lot 14 in Block 3 in Walden Terrace Addition, a Subdivision of part of the Northwest 1/4 of the Southeast 1/4 of Section 7, Township 37 North, Range 14, East of the Third Principal Meridian, lying West of Chicago Rock Island and Pacific Railroad Dummy Tract in Cook County, Illinois.

Permanent Index Number(s): 25-07-400-001-0000
Property Address: 9901 S. Damen Avenue, Chicago, IL 60643

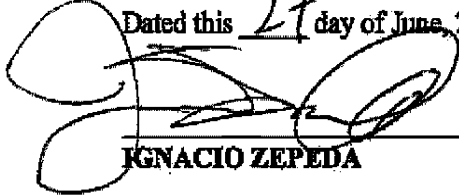
Subject, however, to covenants, conditions and restrictions of record and building lines and easements; and general real estate taxes not yet due and payable at the time of Closing; acts of Grantee and all parties claiming by through or under Grantee.

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

(signature page follows)

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Dated this 27 day of June, 2021.

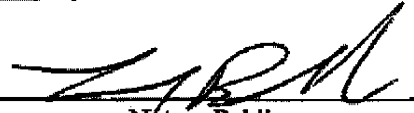

IGNACIO ZEPEDA


NADILCE IZABEL VARGAS RODRIGUES

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 Ignacio Zepeda and Nadilce Izabel Vargas Rodrigues, are 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 official seal, this 27 day of June, 2021.



Notary Public

My Commission expires 01/22, 2022



Notary of Cook County Clerk's Office