

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

Doc#: 2123542045 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/23/2021 10:14 AM Pg: 1 of 2

Dec ID 20210801630954
ST/CO Stamp 1-416-775-440 ST Tax \$285.00 CO Tax \$142.50
City Stamp 1-827-702-544 City Tax: \$2,992.50

FIDELITY NATIONAL TITLE
CH21024942

THE GRANTOR(S) Fidel O. Garcia and Maria Santos Garcia a/k/a Santos Garcia, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Agapita Ibarra, *and Leobardo **, of 4216 W 31st St, Chicago, IL 60623, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof)* hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

** Ibarra, wife and husband, as tenants by the entirety*
SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; unconfirmed special governmental taxes or assessments for improvements not yet completed; and general real estate taxes for 2020 second installment and subsequent years suited in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 16-27-424-012-0000

Address(es) of Real Estate: 3031 S Kostner Ave, Chicago, Illinois 60623

The date of this deed of conveyance is dated this 29 day of July, 2021.


Fidel O. Garcia

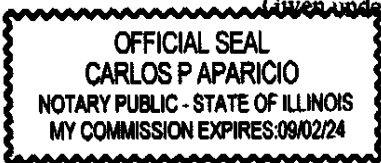

Maria Santos Garcia a/k/a Santos Garcia

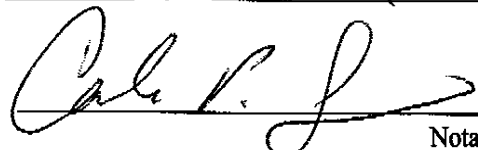
State of Illinois)

County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Fidel O. Garcia and Maria Santos Garcia a/k/a Santos Garcia 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 official seal dated this 29 day of July, 2021.




Notary Public



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LEGAL DESCRIPTION

For the premises commonly known as: 3031 S Kostner Ave,
Chicago, Illinois 60623

Legal Description:

LOT 42 IN WACHOWSKI RESUBDIVISION OF LOTS 73 TO 120 (BOTH INCLUSIVE) IN F. H. BARTLETT'S SUBDIVISION OF BLOCKS 6 AND 7 IN REID'S SUBDIVISION (EXCEPT THE EAST 140.77 FEET THEREOF) OF WEST 1/2 OF SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		09-Aug-2021
		COUNTY: 142.50
		ILLINOIS: 285.00
		TOTAL: 427.50
16-27-424-012-0000 20210801630954 1-416-775-440		

REAL ESTATE TRANSFER TAX		09-Aug-2021
		CHICAGO: 2,137.50
		CTA: 855.00
		TOTAL: 2,992.50 *
16-27-424-012-0000 20210801630954 1-827-702-544		

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

GRANTEES ADDRESS

This instrument was prepared by:	Send subsequent tax bills to:	Mail recorded document to:
Carlos P Aparicio Aparicio Law Office LLC 5838 S Archer Ave Chicago, IL 60629	Agapita Ibarra 3031 S Kostner Ave Chicago, IL 60623	Agapita Ibarra 3031 S Kostner Ave Chicago, IL 60623