

UNOFFICIAL COPY

Doc# 2123749141 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/25/2021 02:18 PM Pg: 1 of 2

**WARRANTY DEED
ILLINOIS STATUTORY**

Dec ID 20210501638814
ST/CO Stamp 0-138-179-856 ST Tax \$325.00 CO Tax \$162.50
City Stamp 1-607-013-648 City Tax: \$3,412.50

410624719 1/2

GIT

THE GRANTORS, Jose Baltazar and Maria Baltazar, his wife, as joint tenants, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to

Tomas Lara, a single man,

whose address is 4735 South Komensky, Chicago, Illinois 60632,

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 16 IN BLOCK 3 IN KAREL V. JANOVSKY'S GAGE PARK ADDITION BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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.

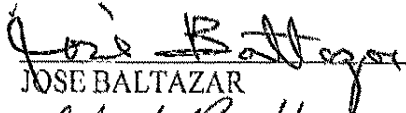

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 19-12-425-024-0000

Address of Real Estate: 2700 West 55th Street, Chicago, Illinois 60632

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Dated this 20th day of May, 2021.


 JOSE BALTAZAR

 MARIA BALTAZAR

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jose Baltazar and Maria Baltazar, 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 20th day of May, 2021.



 (Notary Public)



Prepared By: Brian G. Elman
 Shimanovsky & Moscardini, LLP
 130 South Jefferson Street
 Suite 350
 Chicago, Illinois 60661


Mail to:

Luis C. Martinez
 Law Office of Attorney Luis C. Martinez
 4111 West 63rd Street
 Chicago, Illinois 60629

Name & Address of Taxpayer:

Tomas Lara
 2700 West 55th Street
 Chicago, Illinois 60632

REAL ESTATE TRANSFER TAX		16-Jun-2021	
		COUNTY:	162.50
		ILLINOIS:	325.00
		TOTAL:	487.50
19-12-425-024-0000		20210501638814 0-138-179-856	

REAL ESTATE TRANSFER TAX		16-Jun-2021	
		CHICAGO:	2,437.50
		CTA:	975.00
		TOTAL:	3,412.50 *
19-12-425-024-0000		20210501638814 1-607-013-648	

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