

# UNOFFICIAL COPY

## WARRANTY DEED Statutory (ILLINOIS)

Doc# 2124206016 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/30/2021 10:08 AM Pg: 1 of 5

### MAIL TO:

Olaf Farfan  
Maria Blanca Farfan  
2908 N. Mason Ave  
Chicago, IL 60634

Dec ID 20210801653081  
ST/CO Stamp 0-705-140-496  
City Stamp 0-168-269-584

### TAX BILL TO:

Olaf Farfan  
Maria Blanca Farfan  
2908 N. Mason Ave  
Chicago, IL 60634

THE GRANTOR **Mirta Garcia**, an unmarried woman, of Chicago, IL 60634, for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid CONVEY and WARRANT to THE GRANTEE **Olaf Farfan and Maria ~~M~~\* Farfan, husband and wife**, of the City of Chicago, County of Cook, State of Illinois, not as tenants in common and not as joint tenants **but as tenants by the entirety**, the following described Real Estate situated in the County of Cook, State of Illinois, to wit

\* Blanca

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General taxes for 2021 and subsequent years and (a) general real estate tax not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways; (f) party wall rights and agreements, if any ; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

PERMANENT INDEX NUMBER: 13-29-216-042-0000  
PROPERTY ADDRESS: 2908 N. Mason Ave, Chicago, IL 60634

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

DATED THIS 23<sup>rd</sup> DAY OF August, 2021.

Mirta Garcia  
Mirta Garcia

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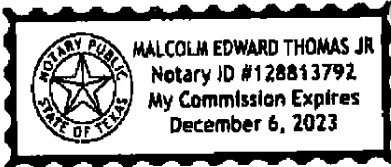
STATE OF Texas )  
 )  
COUNTY OF Bexar )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Mirta Garcia** is 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release of homestead.

Given under my hand and official seal this 14 Day of August, 2021.

Commission expires 12/06/2023.

Malcolm Edward Thomas Jr  
NOTARY PUBLIC



*Prepared by:*

*Alicja M. Sroka*  
*Alicja M. Sroka & Associates, P.C*  
*Attorney at Law*  
*7742 W. Higgins, Unit C102*  
*Chicago, Illinois 60631*

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<b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	0.00 *

13-29-216-042-0000 | 20210801653081 | 0-168-269-584

Total does not include any applicable penalty or interest due.

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COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00



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THE NORTH 31 FEET OF THE SOUTH 97 FEET OF THE EAST 1/2 OF PART OF LOT 4 LYING WEST OF THE WEST LINE OF THE EAST 33 FEET OF SAID LOT 4, EXCEPT FROM SAID DESCRIBED PREMISES THE WEST 8 FEET THEREOF USED FOR ALLEY ALL IN FURMAN'S SUBDIVISION OF BLOCK 12 IN KING AND PATTERSON'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:**

13-29-216-042-0000  
2908 N. Mason Ave, Chicago, IL 60634

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