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WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

Doc#: 2124225117 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/30/2021 10:31 AM Pg: 1 of 3

Dec ID 20210801625539
ST/CO Stamp 1-218-115-344 ST Tax \$159.00 CO Tax \$79.50
City Stamp 0-733-628-176 City Tax: \$1,756.82

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THE GRANTOR(S), ^{divorced and not since remarried} Oswaldo Gomez, of the City of Chicago, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to Adrian Diaconu an unmarried man of the county of COOK of the State of IL, the following described Real Estate:

5315 S. Hermitage Ave
Chicago IL 60609

See Exhibit "A" attached hereto and made a part hereof

COMMONLY KNOWN AS: 1714 W 48th Street, Chicago IL 60609

PIN: 20-07-205-037-0000


situated in the County of Cook, State of Illinois. The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; all special governmental taxes or assessments confirmed and unconfirmed, if any; and general real estate taxes for 2020 and subsequent years.

DATED this 4th day of August, 2021



[Signature] (SEAL)
Oswaldo Gomez

[Signature] (SEAL)
Monica M Nita-Diaz
Ex-wife signing for the purpose of
waiving any and all homestead rights.

REAL ESTATE TRANSFER TAX		25-Aug-2021
	CHICAGO:	1,192.50
	CTA:	477.00
	TOTAL:	1,669.50 *

20-07-205-037-0000 | 20210801625539 | 0-733-628-176

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

REAL ESTATE TRANSFER TAX		25-Aug-2021
	COUNTY:	79.50
	ILLINOIS:	159.00
	TOTAL:	238.50

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STATE OF Illinois

COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Oswaldo Gomez, 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.

WITNESS my hand and official seal this 14th day of August, 2021.

NOTARY PUBLIC



PREPARED BY:

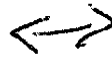
Amanda Zapiain
1332 W. 18th Street
Chicago, IL, 60608

MAIL TO:

Adrian Diaconu
5315 S. Hermitage Ave
Chicago IL 60609

SEND SUBSEQUENT TAX BILLS TO:

Adrian Diaconu



Recorder's Office Box No. _____

Property
Cook County Clerk's Office

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Lot 30 in Subdivision of Block 1 in Jacob's Subdivision of Block 10 in Stone and Whitney's Subdivision in Section 6 and 7, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office