

UNOFFICIAL COPY

Doc#: 2124346496 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/31/2021 02:12 PM Pg: 1 of 2

Warranty Deed

Dec ID 20210801654160
ST/CO Stamp 0-096-274-192 ST Tax \$280.00 CO Tax \$140.00
City Stamp 0-443-701-008 City Tax: \$2,940.00

THE GRANTOR(S)

Angelique Ward, an unmarried woman
for and in consideration of
TEN (\$10.00) AND 00/100 DOLLARS,
and other good and valuable consideration in
hand paid, CONVEY(S) and WARRANT(S) to


Maria Nereida Chavez Montoya, *Exel Christian Villanueva*, a married man,
as tenants in common
the following described Real Estate in County of COOK in the State of Illinois, to wit:

LOT 39 (EXCEPT THE SOUTH 8 1/2 FEET) AND THE SOUTH 15 FEET OF LOT 40 IN BLOCK 10
IN GALE AND WELCHS RESUBDIVISION OF BLOCKS 27 TO 30 INCLUSIVE AND LOTS 4 TO 12
INCLUSIVE IN BLOCK 31 AND ALL OF BLOCKS 46 TO 50 INCLUSIVE (TOGETHER WITH
VACATED STREETS AND ALLEYS) IN A. GALES SUBDIVISION OF THE SOUTHEAST 1/4 OF
SECTION 31, AND THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

** an unmarried woman*

Title shall be conveyed subject only to general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate, hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, FOREVER. THIS IS NOT HOMESTEAD PROPERTY.

Permanent Real Estate Index Number(s) 13-32-319-005-0000
Address of Real Estate: 1643 N Moody Ave, Chicago, IL 60639



REAL ESTATE TRANSFER TAX	26-Aug-2021
	CHICAGO: 2,100.00
	CTA: 840.00
	TOTAL: 2,940.00 *

13-32-319-005-0000 | 20210801654160 | 0-443-701-008

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

OC 21027727
FIDELITY NATIONAL TITLE

183

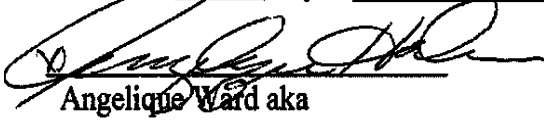
REAL ESTATE TRANSFER TAX	26-Aug-2021
	COUNTY: 140.00
	ILLINOIS: 280.00
	TOTAL: 420.00

13-32-319-005-0000 | 20210801654160 | 0-096-274-192

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Dated this 20th Day of August, 2021.



Angelique Ward aka
Angelique Holmes

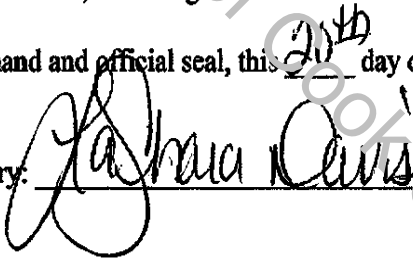
State of ILLINOIS }

County of COOK }

I, the undersigned, a Notary Public in and foresaid, DO *Angelique Ward aka Angelique Holmes*, personally, known to me to be the same person (s) whose names is/are subscribed to the foregoing instrument, appeared before me in person and acknowledged that he/she signed, seal and delivered the said instrument as ----- 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 August, 2021.

Signature of Notary: _____



GRANTEES' ADDRESS

Send Tax Bills:

Maria Nereida Chavez Montoya
1643 N Moody Ave
Chicago, IL 60639

Return to:

~~James P. Antonopoulos~~

~~5045 North Harlem Avenue~~

~~Chicago, Illinois 60656-3501~~

*Maria Nereida Chavez Montoya
1643 N. Moody Ave
Chicago, IL 60639*

Prepared by: Law Office of Erika C Norton, 15948 Woodlawn West, South Holland, IL 60473