

STC 1319028



UNOFFICIAL COPY

WARRANTY DEED
INDIVIDUAL TO INDIVIDUAL

Doc#: 2125107443 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/08/2021 10:46 AM Pg: 1 of 3

Dec ID 20210901662962
ST/CO Stamp 2-048-175-888 ST Tax \$180.00 CO Tax \$90.00
City Stamp 0-955-985-680 City Tax: \$1,890.00

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

THE GRANTOR(S), Miguel A Flores, ^{married to Maria E. Reyes} 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 Angel Flores of 5015 S Damen Avenue, Chicago IL 60609, of the county of Cook of the State of Illinois, as **TENANTS IN COMMON**, the following described Real Estate:

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

COMMONLY KNOWN AS: 5015 S Damen Avenue, Chicago IL 60609

PIN: 20-07-224-007-0000



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. Grantees shall have and hold said premises as **TENANTS IN COMMON** forever.


SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet complete; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2021 and subsequent years.

DATED this 3rd day of September, 2021

Miguel A Flores (SEAL)
Miguel A Flores

Maria E. Reyes (SEAL)

REAL ESTATE TRANSFER TAX		07-Sep-2021
	COUNTY:	90.00
	ILLINOIS:	180.00
	TOTAL:	270.00
20-07-224-007-0000 20210901662962 2-048-175-888		

REAL ESTATE TRANSFER TAX		07-Sep-2021
	CHICAGO:	1,350.00
	CTA:	540.00
	TOTAL:	1,890.00 *
20-07-224-007-0000 20210901662962 0-955-985-680		
* Total does not include any applicable penalty or interest due.		

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STATE OF Illinois

COUNTY OF Cook

and Maria E. Reyes

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Miguel A Flores, 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 3rd day of Sept, 2021.



NOTARY PUBLIC



PREPARED BY: Maria Soledad Sanchez
S&RENITY Real Estate Transaction Management, LLC
2525 N. Elston Avenue, Suite 200
Chicago, IL, 60603 60647

MAIL TO:
Angel Flores
5015 S Damen Avenue, Chicago IL 60609

SEND SUBSEQUENT TAX BILLS TO:
Angel Flores
5015 S. Damen Avenue, Chicago, IL 60609

Recorder's Office Box No. _____

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Exhibit A - Legal Description

Lot 7 in Block 56 in Hulbert's resubdivision of Block 56 in Chicago University Subdivision in Northeast 1/4 of Section 7, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

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