

# UNOFFICIAL COPY

This instrument prepared by:  
Lawrence M. Lusk, P.C.  
1030 W. Chicago Ave  
Chicago, Illinois 60642

Doc#: 2125346075 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/10/2021 03:45 PM Pg: 1 of 2

Dec ID 20210901660002  
ST/CO Stamp 1-261-399-824 ST Tax \$805.00 CO Tax \$402.50  
City Stamp 1-239-904-016 City Tax: \$8,452.50

## WARRANTY DEED

This Warranty Deed is made as of this 1st day of September 2021.

**FELIPE ARRAZOLA and LINDSAY J. ARRAZOLA (nka LINDSAY JUSTICE WADE), Husband and Wife** ("Grantors") of the City of Chicago, County of Cook, and the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY and WARRANT to **MICHAEL CALABRESE** ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOT 29 IN BLOCK 3 IN SHERMAN'S ADDITION TO HOLSTEIN IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index No.: 14-31-126-040-0000

Address of Real Estate: 2110 N. HOYNE AVENUE, CHICAGO, ILLINOIS 60647

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois, and SUBJECT TO: General real estate taxes not yet due and payable as of the date of closing; covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed.


[Signature page follows.]

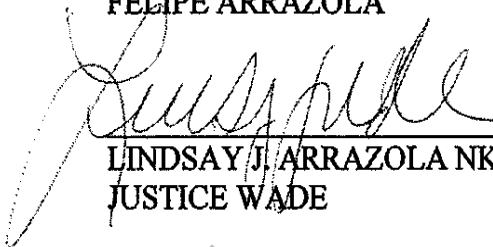
FIDELITY NATIONAL TITLE  
CH 21028493  
10/2

# UNOFFICIAL COPY

Signed and sworn to as of the date hereinabove first written.

GRANTORS:

  
 \_\_\_\_\_  
 FELIPE ARRAZOLA

  
 \_\_\_\_\_  
 LINDSAY J. ARRAZOLA NKA LINDSAY  
 JUSTICE WADE

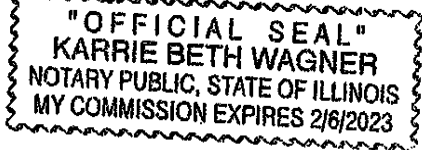
STATE OF ILLINOIS )


COUNTY OF COOK )

### ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that Felipe Arrazola and Lindsay J. Arrazola, personally known or proven 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 and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the waiver of any and all Homestead rights.

Given under my hand and under this seal this 1<sup>st</sup> day of September 2021.



  
 \_\_\_\_\_  
 Notary Public



My commission expires: 2/6/23

After recording, return to:


Steven R Felton  
 \_\_\_\_\_  
BUNELASALLE # 1700  
 \_\_\_\_\_  
Chgo IL 60602  
 \_\_\_\_\_

Future tax bills should be sent to:

MICHAEL CALABRESE  
 \_\_\_\_\_  
2110 N HOMER  
 \_\_\_\_\_  
Chgo IL 60647  
 \_\_\_\_\_

REAL ESTATE TRANSFER TAX		08-Sep-2021
	COUNTY:	402.50
	ILLINOIS:	805.00
	TOTAL:	1,207.50

14-31-126-040-0000 | 20210901660002 | 1-261-399-824

REAL ESTATE TRANSFER TAX		08-Sep-2021
	CHICAGO:	6,037.50
	CTA:	2,415.00
	TOTAL:	8,452.50 *

14-31-126-040-0000 | 20210801660002 | 1-239-904-016  
 \* Total does not include any applicable penalty or interest due.