

UNOFFICIAL COPY

Doc# 2125306150 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/10/2021 09:48 AM Pg: 1 of 2

Old Republic National Title
3601 Southwest Highway
Oak Lawn, IL 60453

#21140621 1/1

Dec ID 20210801658693
ST/CO Stamp 2-062-446-352 ST Tax \$50.00 CO Tax \$25.00
City Stamp 1-128-312-592 City Tax: \$525.00

WARRANTY DEED

File No: 21140621

THIS INDENTURE WITNESSETH, that the Grantor(s), Rafael H. Berrios, Jr., a single man of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO A-Z Building Builders, Inc. of 6716 W. Dakin St., Chicago, IL 60634, the following described real estate, to-wit:

LOT 10 IN ALFRED HILLS' RESUBDIVISION OF LOTS 13 TO 20 IN BLOCK 1 ALSO LOTS 1 TO 8 IN BLOCK 2 IN F.A. HILL'S MADISON STREET ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 136.9 FEET OF THE NORTH 270 FEET THEREOF) AND ALL THAT PART OF THE SOUTHWEST 1/4 THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF WILLOW AVENUE (EXCEPT THE NORTH 270 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-09-321-005-0000

Address of Real Estate: 5345 W Washington Blvd, Chicago, IL 60644

Subject to the following restrictions: a) all taxes and special assessments for the year 2020-21 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 19 Day of August, 2021

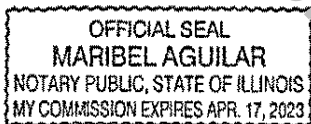
Rafael H. Berrios, Jr.
Rafael H. Berrios, Jr.

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STATE OF IL)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Rafael H. Berrios, Jr., personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 14 day of August 21



Maribel Aguilar
Notary Public


This Instrument was prepared by:
Kozar Law Office, LLC
105 South Adell Place
Elmhurst IL 60126

Future Tax Bills to:

A-Z Builders, Inc.
7715 Chicago Ave
Chicago, IL 60651



After recording return document to:

Wojciech Matyszko
7742 W Higgins
St. Louis
Chicago, IL 60631

REAL ESTATE TRANSFER TAX		03-Sep-2021
	CHICAGO:	375.00
	CTA:	150.00
	TOTAL:	525.00*

16-09-321-005-0000 | 20210801658693 | 1-128-312-592

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

REAL ESTATE TRANSFER TAX		03-Sep-2021
	COUNTY:	25.00
	ILLINOIS:	50.00
	TOTAL:	75.00

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