

UNOFFICIAL COPY

Doc#: 2125607649 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 09/13/2021 02:01 PM Pg: 1 of 2

Dec ID 20210801631388

ST/CO Stamp 0-571-039-504 ST Tax \$265.00 CO Tax \$132.50

City Stamp 1-107-910-416 City Tax: \$2,782.50

Warranty Deed Statutory (Illinois)

THE GRANTOR(S), **Salvador Martinez and Patricia Teutli Martinez**, Husband and Wife, of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to **Edgar Miranda Piedra**, a single man, of 6105 S. Major Ave., Chicago, IL 60638, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

LOT 39 IN BLOCK 2 IN THIRD ADDITION TO CLEARING, A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Subject, however, to the general taxes for the year of 2021 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): **19-17-422-002-0000**

Property Address: **6105 S. Major Ave., Chicago, IL 60638**

ATA / GMT Title Agency
1550 Spring Road, Suite 108
Oak Brook, IL 60523

File # 20747740-12

UNOFFICIAL COPYDated this 6th day of September, 2021.

Salvador Martinez
Salvador Martinez

Patricia Teutli Martinez
Patricia Teutli Martinez

STATE OF ILLINOIS)
COUNTY OF Cook) SS

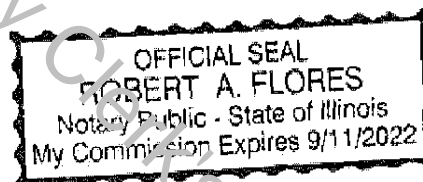
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Salvador Martinez and Patricia Teutli Martinez**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 6th day of September, 2021.

Robert A. Flores
Notary Public

My commission expires:

9-11-2022

**THIS DOCUMENT PREPARED BY:**

Attorney Robert Flores
Flores & O'Grady, RLLP
6203 West 55th Street
Chicago, IL 60638

MAIL TAX BILL TO:

Edgar Miranda Piedra
6105 S. Major Ave.
Chicago, IL 60638

MAIL RECORDED DEED TO: