

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2125806321 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/15/2021 01:35 PM Pg: 1 of 3

Dec ID 20210901667262
ST/CO Stamp 1-274-199-824 ST Tax \$200.00 CO Tax \$100.00

Mail to:

Clavio Van Orsini & Associates

10277 W. Lincoln Highway
Frankfort IL 60423

Name & Address of Taxpayer:

Jennie Krystal Clements

140 W. 27th Street

South Chicago Heights, IL 60411

(Space for Recorder's Use)

THE GRANTOR(S), Fernando Ayala, a single person

of the Village of South Chicago Heights, County of Cook State of Illinois

for and in consideration of \$10.00 (Ten and no/100ths) DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to
THE GRANTEE(S), Jennie Krystal Clements, a married person

of

(Grantee's Address) 140 W. 27th Street, South Chicago Heights, IL 60411

of the Village of South Chicago Heights, County of Cook State of IL

in the form of ownership:

all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

**LOT 24 AND THE EAST 25 OF LOT 25 TOGETHER WITH THE NORTH 1/2 OF THE EAST AND WEST
VACATED ALLEY LYING SOUTH OF AND ADJOINING THE AFORESAID LOTS IN BLOCK 4 IN FOREST VIEW
MANOR, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 14,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

REAL ESTATE TRANSFER TAX

15-Sep-2021



COUNTY:	100.00
ILLINOIS:	200.00
TOTAL:	300.00

32-29-408-040-0000

20210901667262

1-274-199-824

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 32-29-408-040-0000

Property Address: 140 W. 27th Street, South Chicago Heights, IL 60411

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Dated this 10 day of SEPT, 2021

F. Ayala (Seal) _____ (Seal)
 Fernando Ayala

 _____ (Seal) _____ (Seal)

(NOTE: Please type or print names below all signatures.)

STATE OF ILLINOIS)
) ss
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Fernando Ayala

personally known to me to be the same person(s) whose name(s) 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 10 day of SEPT, 2021.

[Signature]
 Notary Public

(Seal)



My commission expires: 3/31/24

COOK COUNTY / ILLINOIS TRANSFER STAMP

Name & Address of Preparer:
Fred M. Becker
Attorney at Law
2540 Ridge Road
Lansing, IL 60438

or
 Exempt under provisions of Paragraph _____
 Section 4, Real Estate Transfer Tax Act.
 Date: _____

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

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Village of South Chicago Heights TRANSFER CERTIFICATE



AD1-1908

CERTIFICATE NO.# 119 DATE ISSUED: 09 / 09 / 20 21
Property Address: 140 West 27th Street, South Chicago Heights, Illinois, 60411

Property Index Number: 32 - 29 - 408 - 040 - 0000

Single family residence Condo, Townhouse Two Unit Vacant Other
 Multi-unit (No. of units) *Commercial *Mixed use (commercial & residential)

Seller's Name: Fernando Ayala

Buyer's Name: Jennie Clements

A transfer certificate shall be issued by the Building Department after an inspection of the premises discloses that the premises are in compliance with the village building code, housing code, plumbing code, electrical code and all other village chapters relating to building construction and maintenance. Compliance with the provisions of said codes and chapters shall be met if the provisions of the respective codes in effect at the time of the inspection are met, or if the provisions of the codes in effect at the time the permit was issued for the particular construction or installation were met. In addition to all other requirements provided herein, the final water bill must be paid prior to issuance of said transfer certificate.

A transfer certificate indicates that so far as can be reasonably determined by a visual inspection of the premises and a review of village records and chapters, the premises meet the requirements of the codes. Neither the village nor the building department assumes any liability in the inspection or the issuance of a transfer certificate and by the issuance of a transfer certificate does not guarantee or warrant the condition of the premises inspected.



[Handwritten Signature]
BUILDING DIRECTOR

ATTEST

Catherine Linan

VILLAGE CLERK

