

UNOFFICIAL COPY

Warranty Deed



ILLINOIS
Citywide Title Corporation
111 W. Washington Street
Suite 1280
Chicago IL 60602

Doc# 2125816027 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/15/2021 11:45 AM PG: 1 OF 4

756922
1 of 2

Above Space for Recorder's Use Only

THE GRANTOR(s) **Marco Miranda a single man never married**, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to **Anne Johnson** and Robert Johnson**** of 4500 The Woods Drive, Apt. # 2832, San Jose California 95136, as Joint Tenants the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See Page 2 for Legal Description)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

** Marie ** a single woman ** a single man*

The following described Real Estate situated in the County of Cook in the State of Illinois to wit:

UNIT 3-ES TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ANGELA COURTS II CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 27179063, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

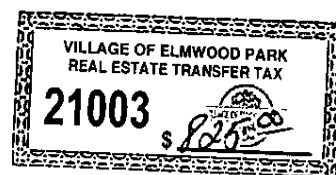
SUBJECT TO: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; PRIVATE, PUBLIC AND UTILITY EASEMENTS; ROADS AND HIGHWAYS; PARTY WALL RIGHTS AND AGREEMENTS; EXISTING LEASES AND TENANCIES; SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; UN-CONFORMED SPECIAL TAXES OR ASSESSMENTS; GENERAL TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

Permanent Real Estate Index Number(s): 12-25-332-038-1011

Address (es) of Real Estate: 2400 North 76th Avenue, Unit 3ES, Elmwood Park, Illinois 60707

The date of this deed of conveyance is June 3, 2021


(SEAL) Marco Miranda



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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 Marco Miranda a single man never married 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.

(Impress Seal Here)

Given under my hand and official seal



[Handwritten Signature]

Notary Public

(My Commission Expires: ~~October 9, 2022~~ 11-10-21)

This instrument was prepared by
Manuel A. Cardenas
Law offices of Manuel A. Cardenas
2059 North Western Avenue
Chicago, Illinois 60647

Send subsequent tax bills to:
Anne & Robert Johnson
2400 N. 76th Avenue, Unit 3 ES
Elmwood Park, IL 60707

Recorder-mail recorded document
to: Robert Johnson
2400 N. 76th Ave # 3CS
Elmwood Park IL 60707

Of Cook County Clerk's Office

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File No: 756922

EXHIBIT "A"

UNIT 3-ES TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ANGELA COURTS II CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 27179063, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 12-25-332-038-1011

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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REAL ESTATE TRANSFER TAX

27-Aug-2021



COUNTY:	82.50
ILLINOIS:	165.00
TOTAL:	247.50

12-25-332-038-1011

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1-948-788-496

Property of Cook County Clerk's Office