

UNOFFICIAL COPY

Doc#: 2126628204 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/23/2021 04:14 PM Pg: 1 of 4

WARRANTY DEED Fee Simple

Dec ID 20210901678878
ST/CO Stamp 0-834-027-664 ST Tax \$240.00 CO Tax \$120.00
City Stamp 1-690-124-432 City Tax: \$2,520.00

THE GRANTORS

Hector Cerda, a divorced man and not since remarried and Laura Silva f/k/a Laura Cerda, a divorced woman and not since remarried, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations, in hand paid, CONVEY and WARRANT to Edwin Barahona AN UNMARRIED MAN the following described Real Estate situated in Cook County, Illinois, commonly known as 5647 S. Trumbull Avenue, Chicago, IL 60629 legally described as: * G.

LEGAL DESCRIPTION

LOT 24 IN SHERIDAN'S RESUBDIVISION OF LOTS 18 TO 27 INCLUSIVE IN BLOCK 1, LOTS 33 TO 46 INCLUSIVE IN BLOCK 2, LOTS 5 TO 24 INCLUSIVE IN BLOCK 3, AND LOTS 25 TO 48 BOTH INCLUSIVE IN BLOCK 4, IN NASH'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14 TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2021 and subsequent years, and acts done by or through the Buyer.

Property Address: 5647 S Trumbull Ave, Chicago, IL 60629

Property Index No.: 19-14-208-016-0000

IN WITNESS WHEREOF, Seller Hector Cerda having signed and sealed this Warranty Deed in the County of Cook, State of Illinois this 16 day of September, 2021.

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Hector Cerda

STATE OF ILLINOIS)
) ss.
COOK COUNTY)

We, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Hector Cerda personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16 day of September, 2021.



NOTARY PUBLIC

Commission expires 12/28/2024

IN WITNESS WHEREOF, Seller Laura Silva f/k/a Laura Cerda, having signed and sealed this Warranty Deed in the County of _____, State of _____ this ____ day of _____, 2021.

Laura Silva f/k/a Laura Cerda

STATE OF _____)
) ss.
COUNTY OF _____)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Laura Silva f/k/a Laura Cerda personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ day of _____, 2021.

NOTARY PUBLIC

Commission expires _____

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CALIFORNIA ALL PURPOSE CERTIFICATE OF ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness accuracy or validity of that document.

STATE OF CALIFORNIA }
COUNTY OF SACRAMENTO}

On September 8, 2021, before me, Scott Michael Pritten, Notary Public, personally appeared

Laura Silva, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature _____

(NOTARY SEAL)

Scott Michael Pritten -Notary Public

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE **MUST** BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT.

Title of Document Type: Warranty Deed

Number of Pages (With Attachment): 4 Date of Document:

Signer(s) Other Than Named Above _____

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

_____ (Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other _____

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This instrument was prepared by: Lynn Preshad
Dreyfus Law Group
2040 N. Harlem Avenue
Elmwood Park, IL 60707



Send subsequent tax bills to:
MAIL TO: GRANTEE'S ADDRESS


Edwin A. Barahona
5647 S. Trumbull Ave
Chicago, IL 60629
OR

Mail TO:
SEND SUBSEQUENT TAX BILLS TO:

Law office of Mendoza Pacheco, LLC
50 S. Main, Ste 200
Naperville, IL 60540

Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX		20-Sep-2021	
		COUNTY:	120.00
		ILLINOIS:	240.00
		TOTAL:	360.00
19-14-208-016-0000		20210901678878 0-834-027-634	

REAL ESTATE TRANSFER TAX		20-Sep-2021	
		CHICAGO:	1,800.00
		CTA:	720.00
		TOTAL:	2,520.00 *
19-14-208-016-0000		20210901678878 1-690-124-432	

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