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Doc# 2127108207 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/28/2021 11:22 AM Pg: 1 of 3

Dec ID 20210901667205
ST/CO Stamp 1-070-469-264 ST Tax \$230.00 CO Tax \$115.00
City Stamp 0-273-420-432 City Tax: \$2,415.00

WARRANTY DEED ILLINOIS STATUTORY

(The Above Space for Recorder's Use Only)

THE GRANTOR Adan Pedroza, married to Yolanda Pedroza, of 5757 S Troy, Chicago, IL 60629 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to the GRANTEE(s) Adan Pedroza Lara Jr., a single man, of 5757 S Troy, Chicago, IL 60629, following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 19-11-320-081-0000

Property Address: 5340 S. Avers Ave, Chicago, IL 60632

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 and utility easements and roads and highways, general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Dated this 27 day of September 2021.

X Adan Pedroza
Adan Pedroza

X Yolanda Pedroza
Yolanda Pedroza *

*I, YOLANDA PEDROZA, AM JOINING IN THE EXECUTION OF THIS DEED SOLELY FOR THE PURPOSE OF RELEASING HOMESTEAD RIGHTS

File nr: AT 211083

After recording mail to

Altima Title, LLC.
6424 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

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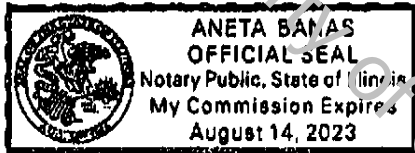
STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Adan Pedroza and Yolanda Pedroza, personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as 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 27 day of September, 2021.

Aneta Banas

Notary Public



THIS INSTRUMENT PREPARED BY
Alicja M. Sroka
Alicja M. Sroka & Associates, P.C.
7742 W. Higgins Rd #C-102
Chicago, IL 60631

MAIL TO:

Adan Pedroza Lara Jr
5340 S. Ave 13 Ave
Chicago IL 60632

SEND SUBSEQUENT TAX BILLS TO:

Adan Pedroza Lara Jr
5340 S Ave 13 Ave
Chicago IL 60632

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File No: AT211083

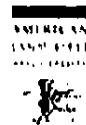
EXHIBIT "A"

THE SOUTH 10 FEET OF LOT 16 AND THE NORTH 20 FEET OF LOT 17 IN BLOCK 1 IN UNDERWOOD'S ADDITION TO NORTH CHICAGO LAWN BEING A SUBDIVISION OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 11 TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Property Address: 5340 S AVERS AVE CHICAGO, IL 60632
Parcel ID Number: 19-11-320-081-0000**

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. 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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**Commitment for Title Insurance (8-1-2016)
Technical Correction 4-2-2018
Schedule B - Part II**