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758418 6f2
WARRANTY DEED
ILLINOIS STATUTORY



Doc# 2127212009 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/29/2021 09:51 AM PG: 1 OF 5

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

THE GRANTOR(S)

FERNANDO RUIZ RODRIGUEZ AND ELIZABETH MARTINEZ, HUSBAND AND WIFE

of the City of Chicago, County of Cook, State of Ill. for and in consideration of \$10.00 (Ten and 00/100) dollar(s), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

CYNTHIA D. ARROYO, A SINGLE WOMAN AND BRANDEN J. ARROYO, A SINGLE MAN, NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS

of 2115 N. Western Ave. Chicago, IL, of the County of Cook, all interest in the following described Real Estate situated in the County of cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

Subject to covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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

Permanent Real Estate Index Number(s): 20-30-102-027-0000

Address(es) of Real Estate: 7126 S Bell Ave., Chicago, IL 60636

Dated this ^{15 BDF} day of September, 2021.

Fernando Ruiz Rodriguez

Elizabeth Martinez

S 1
P 5
S 1
SC 1
INT 30

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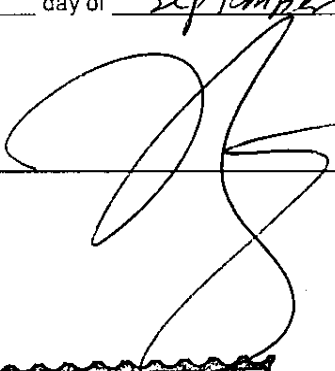
STATE OF IL COUNTY OF Cook

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

Fernando Ruiz Rodriguez and Elizabeth Martinez

personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15 day of September, 2021.



(Notary Public)

Prepared by:

Legal Advocate Solutions
10024 S. Kedzie Ave.
Evergreen Park, IL 60805



Mail to:

Cynthia D and Branden J. Arroyo
7126 S. Bell Ave.
Chicago, IL 60636

Name and Address of Taxpayer:

Cynthia D and Branden J. Arroyo
7126 S. Bell Ave.
Chicago, IL 60636

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EXHIBIT "A"

LOT 40 IN BLOCK 2 IN DEWEY AND HOGG'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

24-Sep-2021



CHICAGO:

1,950.00

CTA:

780.00

TOTAL:

2,730.00 *

20-30-102-027-0000 | 20210901671449 | 1-038-672-016

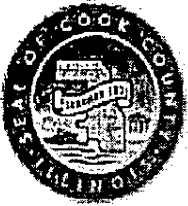
* Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

24-Sep-2021



COUNTY:	130.00
ILLINOIS:	260.00
TOTAL:	390.00

20-30-102-027-0000

| 20210901671449 | 1-734-467-728