

UNOFFICIAL COPY

Doc#: 2127408006 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/01/2021 09:15 AM Pg: 1 of 3

Dec ID 20210701693761
ST/CO Stamp 0-751-767-696 ST Tax \$207.00 CO Tax \$103.50

WARRANTY DEED

AFTER RECORDING MAIL TO:

Hector Arroyo and Clara Rivera
2574 West St.
River Grove, IL 60171

MAIL REAL ESTATE TAX BILL TO:

Hector Arroyo and Clara Rivera
2574 West St.
River Grove, IL 60171

(Reserved for Recorders Use Only)

THE GRANTORS: Max Rivera, an unmarried man, and Eva Rivera, now known as Eva Barajas, married to Jose A. Villar, of 2574 West St., River Grove, IL 60171, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to **Hector Arroyo, unmarried man, and Clara Rivera, an unmarried woman** as joint tenants, of 2574 West St. River Grove, IL 60171, the following described Real Estate situated in the County of **Cook**, in the State of Illinois, to wit:

LOT 2 IN BLOCK 21 IN WALTER G. MCINTOSH AND COMPANY'S RIVER PARK ADDITION, A SUBDIVISION OF PART OF FRACTIONAL SECTIONS 27 AND 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1925 AS DOCUMENT 8944974, IN COOK COUNTY, ILLINOIS.

Commonly known as: ^N 2574 West St., River Grove, IL 60171
PIN: 12-27-411-025-0000

This is not a homestead property as to Jose A. Villar.

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

21GNW635341RM 1/2 TK RM



Nº 004465
[Signature]
Approved

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DATED this 7th day of JUNE, 2021.

Eva Barajas

Eva Rivera, now known as Eva Barajas

STATE OF Illinois)
)SS
COUNTY OF COOK)

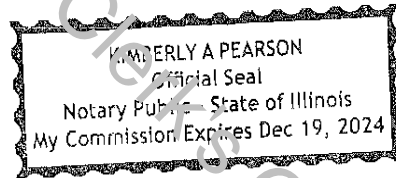
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Max Rivera and Eva Rivera, now known as Eva Barajas**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed 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 7 day of June, 2021.

[Signature]
Notary Public

NAME AND ADDRESS OF PREPARER:

AJP Law Firm
Attorney at Law
411 E. Business Center Dr., Suite 108
Mt. Prospect, IL 60056



PROPERTY OF COOK COUNTY CLERK'S OFFICE