

UNOFFICIAL COPY

Doc# 2127408215 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/01/2021 03:41 PM Pg: 1 of 2

WARRANTY DEED

Individual(s) to Individual(s)

41063872G 1/2

Mail to:

Adrian Pickens-Farfan
1217 S. Harding Ave
Chicago, IL 60623

Dec ID 20210701698891
ST/CO Stamp 1-580-676-880 ST Tax \$375.00 CO Tax \$187.50
City Stamp 2-106-603-280 City Tax: \$3,937.50

Name & Address of

Taxpayer / Grantee:

Adrian Pickens-Farfan
1217 S. Harding Ave
Chicago, IL 60623

GIT

THE GRANTOR(S), Jesse Cifuentes and Keila M. Cifuentes, husband and wife, of the State of Illinois, for and in consideration of Ten and NO/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby CONVEYS and WARRANTS to GRANTEE(S), Adrian Pickens-Farfan, a single man, the following described real estate, to-wit:

LOT 45 IN BLOCK 2 IN FRANK WELLS AND COMPANY'S BOULEVARD
SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION
23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 1217 S. Harding Ave, Chicago, IL 60623

PROPERTY INDEX # (P.I.N.) : 16-23-101-010-0000

GRANTOR hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This Deed is conveyed SUBJECT TO: (1) general real estate taxes not due and payable as of the date hereof; (2) 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 (3) acts done or suffered through Grantee; and (4) existing leases and tenancies.

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In Witness hereof, the Grantor(s) sign and seal this conveyance on ~~June~~ ^{July} 12, 2021.

/s/ [Signature]
Jesse Cifuentes

/s/ [Signature]
Keila M. Cifuentes

I, CARLO G. D'AGOSTINO, a Notary Public in and for DePue County, in the State of Illinois, do hereby CERTIFY that:

Jesse Cifuentes and Keila M. Cifuentes

is/are personally known to me or have proven by satisfactory evidence to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument and that said person(s) appeared before me this day in person and acknowledged their signature, seal, and intended delivery of the said instrument herein and their free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and official seal this 12 day of July, 2021

Commission Expires:
[Signature]
Notary Public



Prepared by:
Law Offices of Carlo G. D'Agostino
422 W. Wesley Street, Wheaton, Illinois 60187
Phone: (630) 784-0446
Facsimile: (630) 682-3749
www.ilatty.com

REAL ESTATE TRANSFER TAX		24-Aug-2021
	COUNTY:	187.50
	ILLINOIS:	375.00
	TOTAL:	562.50
16-23-101-010-0000 20210701698891 1-580-676-880		

REAL ESTATE TRANSFER TAX		24-Aug-2021
	CHICAGO:	2,812.50
	CTA:	1,125.00
	TOTAL:	3,937.50 *
16-23-101-010-0000 20210701698891 2-106-603-280		

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