

# UNOFFICIAL COPY

#410034676  
(1/10)

**This instrument prepared by:**

Jill Beda Daniels  
Jill Daniels LLC  
29 S. Brainard Avenue  
La Grange, Illinois 60525

Doc# 2127808041 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/05/2021 02:51 PM Pg: 1 of 4

Dec ID 20210701603769  
ST/CO Stamp 1-049-440-016 ST Tax \$345.00 CO Tax \$172.50  
City Stamp 1-693-888-272 City Tax: \$3,622.50

*Grantees address*  
**MAIL TAX BILL TO:**

Sandy Erazo Moreno and Adrian A.  
Ramirez  
5211 S. Kilpatrick Ave.  
Chicago, IL 60632

**MAIL RECORDED OFED TO:**

Juan Calzonzi  
33 N. Dearborn St.  
10th Floor  
Chicago, IL 60602

**WARRANTY DEED**  
**Statutory (Illinois)**

The Grantors, **Alejandra Miranda** of the City of Chicago, County of Cook, Illinois and **Arturo Guzman** of the City of Chicago, County of Cook, Illinois, *Husband and Wife*, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS to **Sandy Erazo Moreno and Adrian Ramirez** (hereinafter "Grantees"),

all right, title and interest in the following described real estate situated in County of Cook, State of Illinois, to wit:

See Attached Legal Description, Exhibit A

COMMONLY KNOWN AS: 5211 S. Kilpatrick Ave., Chicago, IL 60632  
PIN: 19103120130000

**SUBJECT TO:** General real estate taxes for 2020 and subsequent years, covenants, conditions and restrictions of record; and building lines and easements. Sellers hereby release and waive all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

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IN WITNESS WHEREOF, this deed was executed by the undersigned on the 27 day of June, 2021.

Alejandra Miranda  
Alejandra Miranda

Arturo Guzman  
Arturo Guzman

STATE OF ILLINOIS )  
  )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Alejandra Miranda** 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of June, 2021.

Kathleen M. Swift  
Notary Public



STATE OF ILLINOIS )  
  )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Arturo Guzman**, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of June, 2021.

Kathleen M. Swift  
Notary Public

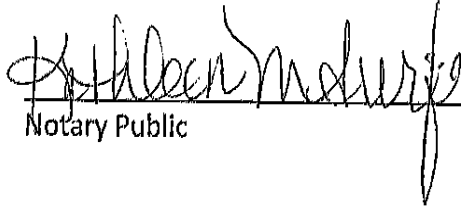


# UNOFFICIAL COPY



State of Illinois )  
County of COOK )


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT *Alejandra Miranda and Arturo Guzman* personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this date in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 22 day of June, 2021.

  
\_\_\_\_\_  
Notary Public



REAL ESTATE TRANSFER TAX		02-Sep-2021
	COUNTY:	172.50
	ILLINOIS:	345.00
	TOTAL:	517.50
19-10-312-013-0000   20210701603769   1-049-440-016		

REAL ESTATE TRANSFER TAX		02-Sep-2021
	CHICAGO:	2,587.50
	CTA:	1,035.00
	TOTAL:	3,622.50 *
19-10-312-013-0000   20210701603769   1-693-888-272		
* Total does not include any applicable penalty or interest due.		

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## EXHIBIT "A"

LOT 13 IN BLOCK 10 IN W.F. KAISER AND CO.'S ARDALE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 3/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 5211 South Kilpatrick Avenue, Chicago, IL 60632  
Tax Number: 19-10-312-013-0000

Property of Cook County Clerk's Office