

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2129307312 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/20/2021 12:34 PM Pg: 1 of 2

Dec ID 20210701622387
ST/CO Stamp 1-711-296-656 ST Tax \$385.00 CO Tax \$192.50
City Stamp 1-297-256-592 City Tax: \$4,042.50

GIT

GIT File No.: 410631636 (17)

THE GRANTOR, **JOHN R. O'BRIEN**, an unmarried man, of the City of Chicago County of Cook, and State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **BALTAZAR VIEYRA***, of 5521 N. Whipple St., Unit #1, Chicago, Cook County, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*JR

THE EAST 65 FEET OF THE NORTH 150 FEET OF LOTS 1 AND 2 (TAKEN AS A TRACT) IN RESUBDIVISION OF BLOCK 32 IN WASHINGTON HEIGHTS, IN THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO: Covenants, conditions, restrictions, building lines, and easements of record which do not interfere with the current use and enjoyment of the real estate, Cook County Real Estate Taxes for 2020 (2nd Installment) and subsequent years, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index No. 25-18-404-003-0000

Address of Real Estate: 1735 W. 107th Street
Chicago, Illinois 60643

Dated this 30th day of July, 2021.



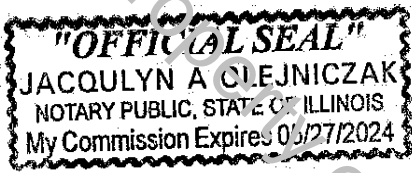
JOHN R. O'BRIEN

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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 JOHN R. O'BRIEN, 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, including the release and waiver of the right of homestead.

* NOT PARTY TO A CIVIL MATTER
 Given under my hand and official seal this 30th day of July, 2021.



Jacquelyn A. Olejniczak
 Notary Public

This Instrument Prepared by:

John R. O'Brien, P.C., Attorney at Law
 111 W. Washington St. Suite 1625
 Chicago, IL 60602

Mail to:

Mr. Patrick Walsh, Esq.
 33 S. Garfield Street
 Hinsdale, IL 60521

REAL ESTATE TRANSFER TAX		29-Sep-2021	
	COUNTY:		192.50
	ILLINOIS:		385.00
	TOTAL:		577.50
25-18-404-003-0000		20210701622387 1-711-296-656	

Name and Address of Taxpayer:

Mr. Baltazar Vierya
 1735 W. 107th Street
 Chicago, IL 60643

REAL ESTATE TRANSFER TAX		29-Sep-2021	
	CHICAGO:		2,387.50
	CTA:		1,155.00
	TOTAL:		4,042.50 *
25-18-404-003-0000		20210701622387 1-297-250-592	
* Total does not include any applicable penalty or interest due.			