

21GMW157161AM

Doc# 2129946040 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/26/2021 09:47 AM Pg: 1 of 3

WARRANTY DEED

Return To:
Demetrio Garza
Attorney at Law
2500 S. Blue Island Ave
Chicago, Illinois 60608

Dec ID 20211001603526
ST/CO Stamp 0-608-123-024 ST Tax \$286.00 CO Tax \$143.00

Send Subsequent Tax Bills To:
Avelardo Rivera Sr.
8704 Lyndale Street
River Grove, Illinois 60171

THE GRANTOR(S), LORYN LEE, a widow and a single person, of the Village of River Grove, County of Cook, State of Illinois, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Convey(s)** and **Warrant(s)** to

AVELARDO RIVERA, ~~SR.~~, and AVELARDO RIVERA, JR.,

of 2529 N. Mason, Chicago, Illinois, not as Tenants in Common but as **JOINT TENANTS**, the following described Real Estate, to wit:

(SEE ATTACHED LEGAL DESCRIPTION)

Subject to: General real estate taxes for the year 2021 and subsequent years, covenants, conditions, and restrictions of record, building lines and easements, if any.

Situated in the Village of River Grove, County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Tax Identification No.(s): 12-35-104-037-0000

Property Address: 8704 Lyndale Street, River Grove, Illinois 60171

Dated this 14th day of October, 2021.

SEAL Loryn Lee SEAL

LORYN LEE

UNOFFICIAL COPY

State of Illinois)
County of Cook) SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY** that

LORYN LEE,

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, including the release and waiver of the right of homestead.



Given under my hand and _____ Seal, this 14th
day of October, 20 21.

[Signature]

Notary Public



No 004471
[Signature] 10/14/21
Approved

Affix Transfer Stamps Above
or

This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under Paragraph _____, Section 4 of said Act.

Buyer, Seller or Representative

Date: _____, 20 ____.

This instrument prepared by:

GUY M. KARM, Attorney at Law
750 W. Northwest Highway
Arlington Heights, Illinois 60004

UNOFFICIAL COPY

LEGAL DESCRIPTION

Legal Description:

LOT 39 IN BLOCK 3 IN L. M. JACOBSON'S RIVER ROAD SUBDIVISION OF THE NORTH 990 FEET OF THE WEST 1/2 OF THE NORTH 165 FEET OF THE SOUTH 330 FEET OF THE NORTH 990 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 8704 Lyndale Street
River Grove, Illinois 60171

Permanent Index No.: 12-35-104-037-0000

Property of Cook County Clerk's Office