

UNOFFICIAL COPY

Doc# 2131321479 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/09/2021 11:45 AM Pg: 1 of 2

**Warranty Deed
(Individual to Individual)
FEE SIMPLE**

Dec ID 20211101627796
ST/CO Stamp 0-621-423-760 ST Tax \$325.00 CO Tax \$162.50
City Stamp 1-154-100-368 City Tax: \$3,412.50

Above Space for Recorder's Use Only

THE GRANTOR(s) JUAN M. ESTRADA, married to Rosalba Estrada*, of the City of Chicago, County of Cook, State of Illinois for and in consideration in hand paid, **CONVEY(s) and WARRANT(s)** to HUGO MENDEZ*, of Chicago IL, in fee simple, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: *(See Page 2 for legal Description)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the state of Illinois. ** a single man*

SUBJECT TO: GENERAL real estate taxes not yet due and payable; covenants, conditions, restrictions of record, building lines and easements, if any, so long as they do not interfere with Purchaser's use and enjoyment of the property. To hold Forever in Fee Simple. *Not homestead property as to Rosalba Estrada.

Permanent Real Estate Index Number(s): 19-01-216-013-0000
Address(es) of Real Estate: 4237 S. California Avenue, Chicago, Illinois 60632

The date of this deed of conveyance is November 5, 2021.

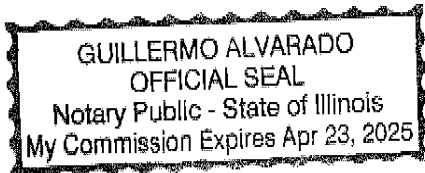
Juan M. Estrada (Seal)
JUAN M. ESTRADA

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 JUAN M. ESTRADA, is/are personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the releases and waiver of the right of homestead.

(Impress Seal Here)
(My Commission Expires _____)

Given under my hand and official seal

[Signature]
Notary Public




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LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 19-01-216-013-0000

Address(es) of Real Estate: 4237 S. California Avenue, Chicago, Illinois 60632

LOT 18 IN BLOCK 3 IN THE SUPERIOR COURT PARTITION OF THE SOUTH 8-1/3 ACRES
(EXCEPT THE EAST 2 ACRES THEREOF) OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF
SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE DEED THEREOF RECORDED JULY 10, 1900 AS DOCUMENT NUMBER
29840088, IN COOK COUNTY, ILLINOIS.



REAL ESTATE TRANSFER TAX		09-Nov-2021
	CHICAGO:	2,437.50
	CTA:	975.00
	TOTAL:	3,412.50 *

19-01-216-013-0000 | 20211101627796 | 1-154-100-368

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

This instrument was prepared by:

Guillermo Alvarado, ESQ.
The Law Offices of Guillermo Alvarado, Ltd.
545 S. York Rd., Suite 100
Bensenville Illinois 60106

REAL ESTATE TRANSFER TAX		09-Nov-2021
 	COUNTY:	182.50
	ILLINOIS:	325.00
	TOTAL:	487.50

19-01-216-013-0000 | 20211101627796 | 0-621-423-760

Send subsequent tax bills to:

Hugo A. Mendez
4237 S California
Chicago, IL 60632

Recorder-mail recorded documents to:

Hugo A. Mendez
4237 So California
Chicago IL 60632.