

A21-2002 SA  
WARRANTY DEED

UNOFFICIAL COPY

Doc# 2132121153 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/17/2021 08:35 AM Pg: 1 of 2

Dec ID 20211001622208  
ST/CO Stamp 1-567-644-816 ST Tax \$250.00 CO Tax \$125.00  
City Stamp 2-049-596-560 City Tax: \$2,625.00

THE GRANTOR, *Ramiro Correa*, a  
*single man*, of 4877 North Kruegar, Chicago,  
Illinois, for and in consideration of TEN  
DOLLARS (\$10.00), in hand paid, and other  
good and valuable consideration, CONVEY  
and WARRANT to *Eduardo Zavala*, a *single*  
*man*, of 2831 West Washington Boulevard,  
Chicago, Illinois, the following described Real  
Estate situated in the County of Cook, in the  
State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

*SUBJECT TO: general real estate taxes not due and payable at the time of closing; covenants, conditions restrictions of record; building lines and easements, if any*

THIS IS NOT HOMESTEAD PROPERTY.

Address of Real Estate: 252 North California Avenue, Chicago, Illinois 60612

Permanent Real Estate Index Number: 16-12-311-029-0000

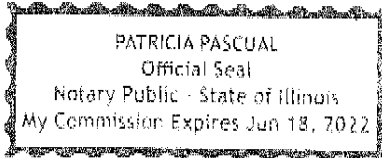
DATED this 13<sup>th</sup> day of November, 2021

*Ramiro Correa*  
\_\_\_\_\_  
RAMIRO CORREA

State of IL )  
County of Cook ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *Ramiro Correa*, 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 release and waiver of the right of homestead.

Given under my hand and official seal, this 13<sup>th</sup> day of November, 2021. *Patricia Pascual*



\_\_\_\_\_  
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: *Patricia Gutierrez Pascual, Esq., 5716 West Lawrence Avenue, Chicago, Illinois 60630; 773/635-4100*

AFTER RECORDING, MAIL TO:  
Eduardo Zavala  
252 North California Avenue  
Chicago, Illinois 60612

SEND SUBSEQUENT TAX BILLS TO:  
Eduardo Zavala  
252 North California Avenue  
Chicago, Illinois 60612

# UNOFFICIAL COPY

## Legal Description

LOT 9 IN GRAYDON AND LAWSON'S SUBDIVISION OF BLOCK 15 IN LEE'S SUBDIVISION OF THE EATS 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address:  
252 North California Ave  
Chicago, IL 60612

Pin: 16-12-311-029-0000

REAL ESTATE TRANSFER TAX 15-Nov-2021



CHICAGO: 1,875.00  
CTA: 750.00  
TOTAL: 2,625.00 \*

16-12-311-029-0000 | 20211001622208 | 2-079-506-560

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

REAL ESTATE TRANSFER TAX 15-Nov-2021



COUNTY: 125.00  
ILLINOIS: 250.00  
TOTAL: 375.00

16-12-311-029-0000 | 20211001622208 | 1-567-644-816

Property of Cook County Clerk's Office