

UNOFFICIAL COPY



WARRANTY DEED

STATE OF ILLINOIS

Doc# 2132322023 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/19/2021 02:03 PM PG: 1 OF 2

MAIL TO:

David Lopez
2651 N Mont Clare
Chicago IL 60607

THE GRANTOR, Semper Fidelis, LLC an Illinois limited liability company, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority as a member(s) of said company, conveys and warrants to

David Lopez and Shela D. Lopez
2655 N. Mont Clare Ave
Chicago, IL 60707

the following described real estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION:

This is not Homestead Property.

(See Attached)

Property Address:

2655 N. Mont Clare Ave. Chicago, IL 60707, subject to: general real estate taxes for the year 2021 and subsequent years; building lines and use or occupancy restrictions, covenants and conditions of record; zoning laws and ordinances; easement for public utilities; acts of the Grantee; and hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Dated: November 12, 2021

Semper Fidelis, LLC

By: Elyse Rosenzweig- managing member

State of Illinois, County of Cook, SS. I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Elyse Rosenzweig managing member of Semper Fidelis, LLC is personally known to me to be the same person whose name she 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 notarial seal, this 12th day of November, 2021

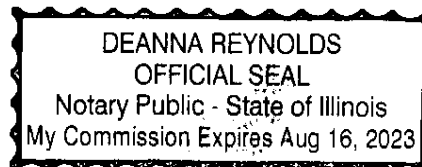
Deanna Reynolds
Notary Public

My commission expires: November 12, 2021

Permanent Index Number: 13-30-310-002-0000

Grantees Address: 2651 Montclare

Mail subsequent tax bills to: Chicago IL 60707



PREPARED BY: IRA T. KAUFMAN- 185 N FRANKLIN ST., 2ND FLOOR, CHICAGO, ILLINOIS 60661

Handwritten mark resembling the number 2

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LEGAL DESCRIPTION


THE SOUTH 14 FEET 8 1/2 INCHES OF LOT 23 AND THE NORTH 15 FEET 3 1/2 INCHES OF LOT 22 IN BLOCK 2, IN CLARK AND SEATON'S ADDITION TO MONT CLARE, A RESUBDIVISION OF BLOCK 3, LOTS 1 TO 6 IN BLOCK 4, ALL OF BLOCK 9 IN JOHNSON'S ADDITION TO MONT CLARE SUBDIVISION IN THE EAST 1/2 OF THE WEST 1/2 OF THE WEST 1/3 OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LOTS A AND C ALL BUT THE SOUTH 300.0 FEET OF LOT B IN V.M. WILLIAMS' DIVERSEY AVENUE SUBDIVISION OF THE NORTH 3/4 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 30, IN COOK COUNTY, ILLINOIS.

Address commonly known as:
2655 N Mont Clare Ave
Chicago, IL 60707

PIN#: 13-30-310-002-0000

211399169 1/1
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

REAL ESTATE TRANSFER TAX		17-Nov-2021
		COUNTY: 45.00
		ILLINOIS: 90.00
		TOTAL: 135.00
13-30-310-002-0000		20211101639004 0-502-415-44

REAL ESTATE TRANSFER TAX		17-Nov-2021
	CHICAGO:	675.00
	CTA:	270.00
	TOTAL:	945.00 *
13-30-310-002-0000		20211101639004 1-844-632-720

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