

UNOFFICIAL COPY

WARRANTY DEED Illinois

Doc#: 2132834137 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/24/2021 02:57 PM Pg: 1 of 2

Dec ID 20211101641586
ST/CO Stamp 0-520-125-584 ST Tax \$620.00 CO Tax \$310.00
City Stamp 1-607-040-144 City Tax: \$6,510.00

Above Space for Recorder's Use Only

THE GRANTORS, CESAR O. LOZA, a married man, of 2735 N. Mozart, Chicago, Illinois 60647 and LUIS H. LOZA, a married man, of 2735 N. Mozart, Chicago, Illinois, County of Cook, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT to NEHA REDDY SANAGALA and SAMUEL A. DIETRICH, as wife and husband, of 2735 North Mozart, Chicago, Illinois 60647, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

as tenants by the entirety.

THE NORTH 16 FEET OF LOT 13 AND THE SOUTH 14 FEET OF LOT 14 IN BLOCK 1 IN BURCHELL AND JACOBS SUBDIVISION OF LOT 1 IN DIVISION OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 13-25-307-075-0000

c/k/a: 2735 North Mozart, Chicago, Illinois 60647

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject only to: covenants, conditions, and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

*This is not Homestead Party

[SIGNATURE PAGE TO FOLLOW]

21ST03458PK 1/2 AWK

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Dated this 12th day of November, 2021

Cesar O. Loza (SEAL)
CESAR O. LOZA

Luis H. Loza (SEAL)
LUIS H. LOZA

State of Illinois }
 } ss
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CESAR O. LOZA and LUIS H. LOZA personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal, this 12th day of November, 2021.

[Signature]
NOTARY PUBLIC

My Commission Expires: _____, _____

This instrument was prepared by:
John Mantas, Esq.
SKOUBIS MANTAS LLC
1300 West Higgins Road
Suite 209
Park Ridge, Illinois 60068
Phone: (847) 696-0900



MAIL TO:

Toral Patel
303 W Madison st ste 2075
Chicago IL 60606

SEND SUBSEQUENT TAX BILLS TO:

Neha Reddy Sangala
2735 N. Mozart st
Chicago IL 60647