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WARRANTY DEED Statutory (ILLINOIS) (General)

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Doc# 2133616019 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/02/2021 04:00 PM PG: 1 OF 3

THE GRANTOR (NAME AND ADDRESS)

THERESA MORALES-a married woman
MARY CAMPOS - a married woman
CHRISTINA PINEDA-a married woman
2759 S. Komensky
Chicago, IL 60623

(The Above Space For Recorder's Use Only)

of the CITY of CHICAGO County of COOK, State of ILLINOIS

for and in consideration of TEN and 0/100 DOLLARS, in hand paid, CONVEY and WARRANT to

MARY CAMPOS
2759 S. Komensky
Chicago, IL 60623

(NAMES AND ADDRESS OF GRANTEES)

the following described Real Estate situated in the County of COOK in the State of Illinois, to wit: (See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General taxes for 2020 and subsequent years and COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE.

Permanent Index Number (PIN): 16-27-415-024-0000

Address(es) of Real Estate: 2759 S. Komensky, Chicago, IL 60623

DATED this 5th day of August 2021

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Handwritten signatures of Theresa Morales, Mary Campos, Christina Pineda and Mary Campos with printed names and (SEAL) markers.

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



THERESA MORALES, MARY CAMPOS and CHRISTINA PINEDA personally known to me to be the same persons whose names 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.

IMPRESS SEAL HERE

Given under my hand and official seal, this 5th day of August 2021

Commission expires 06-01-2022 [Signature]

This instrument was prepared by Andrew Ligas 6417 W. 63rd Street, Chicago, IL 60638

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Legal Description

of premises commonly known as 2759 S. Komensky

Chicago, IL 60623

LOT 25 IN BLOCK 8 IN MCMILLAN AND WETMORE'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35 ILCS

200 / 31 - 45 sub. par. e,

AND COOK COUNTY ord. 93 - 0 - 27 par. e,

DATE: 08-05-21

SIGN: *Andrew Ligas*

REAL ESTATE TRANSFER TAX

02-Dec-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

16-27-415-024-0000 | 20211201658984 | 1-914-167-952

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

REAL ESTATE TRANSFER TAX

02-Dec-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

16-27-415-024-0000 | 20211201658984 | 2-056-970-896

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: { Andrew Ligas
(Name)
6417 W. 63rd Street
(Address)
Chicago, IL 60638
(City, State and Zip)

Mary Campos
(Name)
2759 S. Komensky
(Address)
Chicago, IL 60623
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 08/05/2021

SIGNATURE: Mary Campos
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

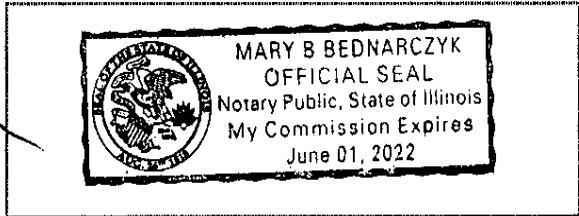
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): MARY CAMPOS

On this date of: 08/05/2021

NOTARY SIGNATURE: Mary B. Bednarczyk

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 08/05/2021

SIGNATURE: Mary Campos
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

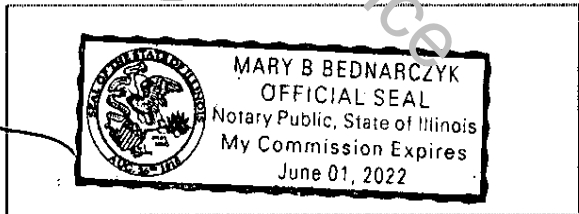
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): MARY CAMPOS

On this date of: 08/05/2021

NOTARY SIGNATURE: Mary B. Bednarczyk

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**