

# UNOFFICIAL COPY



Chicago Title Insurance Company  
**WARRANTY DEED  
ILLINOIS STATUTORY**



Doc# 2134815014 Fee \$88.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK  
DATE: 12/14/2021 09:48 AM PG: 1 OF 2

2130628 2 of 3  
AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 300  
PARK RIDGE, IL 60068

THE GRANTORS, Juan M. Hernandez and Olivia Semeria, husband and wife, of the City of Chicago, State of Illinois for and in consideration of Ten Dollars (\$10.00) in hand paid, CONVEY and WARRANT to Giuseppe Longo and Andrea Diaz, HUSBAND & WIFE AS TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the City of Chicago, in the State of Illinois, to wit:

**LOT 32 IN BLOCK 10 IN PAULING'S BELMONT AVENUE ADDITION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.**

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

**SUBJECT TO:**

Covenants, conditions, restrictions and easements of record; general real estate taxes for the year 2021, second installment, and subsequent years.

Permanent Real Estate Index Number(s): 13-27-112-009-0000  
Address of Real Estate: 3035 N. Kolmar Ave, Chicago, IL 60641

Dated this 2<sup>nd</sup> of December, 2021.

\_\_\_\_\_  
Juan M. Hernandez

\_\_\_\_\_  
Olivia Semeria

REAL ESTATE TRANSFER TAX		09-Dec-2021
	COUNTY:	207.50
	ILLINOIS:	415.00
	<b>TOTAL:</b>	<b>622.50</b>
13-27-112-009-0000   20211201660079   0-175-321-744		

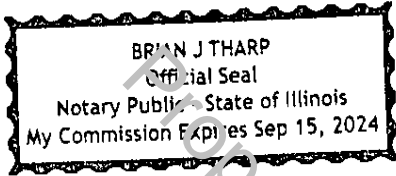
REAL ESTATE TRANSFER TAX		09-Dec-2021
	CHICAGO:	3,112.50
	CTA:	1,245.00
	<b>TOTAL:</b>	<b>4,357.50 *</b>
13-27-112-009-0000   20211201660079   0-103-494-288		
* Total does not include any applicable penalty or interest due.		

STATE OF ILLINOIS, COUNTY OF COOK, ss.

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Juan M. Hernandez and Olivia Semeria, personally known to me to be the same persons whose names Juan M. Hernandez and Olivia Semeria, 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 dated this 2<sup>nd</sup> of December, 2021.



Brian J Tharp (Notary Public)

**Prepared By:** Tharp & Associates, Ltd.  
102 North Evergreen  
Arlington Heights, Illinois 60004

**Mail To:**  
ANDREA DIAZ  
3035 N. KOLMAR AVE  
CHICAGO, IL 60641

**Name & Address of Taxpayer:**  
ANDREA DIAZ  
3035 N. KOLMAR AVE  
CHICAGO, IL 60641

Property of Cook County Clerk's Office