

UNOFFICIAL COPY

Doc#: 2135012045 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/16/2021 10:03 AM Pg: 1 of 6

Dec ID 20211201661405
ST/CO Stamp 1-036-538-512 ST Tax \$302.00 CO Tax \$151.00
City Stamp 0-111-956-624 City Tax: \$3,171.00

RECORDING COVER PAGE

Fidelity National Title

WARRANTY DEED

OC21038909

UNOFFICIAL COPY**ILLINOIS WARRANTY DEED**

PURSUANT §765 ILCS 5/9 CONVEYANCES ACT

PROPERTY IDENTIFICATION NUMBER:**19-17-411-019-0000****MAIL RECORDED DEED TO:**

JACQUELINE HERNANDEZ

6055 S. MONITOR AVENUE

CHICAGO, ILLINOIS 60638

ILLINOIS WARRANTY DEED PURSUANT TO §765 ILCS 5/9 CONVEYANCES ACT**NOW COMES THE GRANTOR (OWNING A 100% INTEREST BASED ON DOC#1602015020):****GRANTOR: MS. DENISE FRAUSTO** (a MARRIED WOMAN)

of 6055 SOUTH MONITOR AVENUE, IN CHICAGO, ILLINOIS 60638, in LAKE TOWNSHIP

For and in CONSIDERATION of TEN DOLLARS AND 00/100 (\$10.00) and NO OTHER VALUE IN HAND PAID, DOES NOW CONVEY AND WARRANT on this SIXTH DAY OF DECEMBER IN THE YEAR 2021 to the following GRANTEE for whom the **FUTURE TAX BILL SHOULD BE MAILED TO:****GRANTEE: JACQUELINE HERNANDEZ** (a single WOMAN)

of 6055 SOUTH MONITOR AVENUE, IN CHICAGO, ILLINOIS 60638, in LAKE TOWNSHIP

THE FOLLOWING REAL PROPERTY SITUATED IN COOK COUNTY TO WIT:**COMMONLY REFERRED TO ADDRESSES:**

6055 SOUTH MONITOR AVENUE, IN CHICAGO, ILLINOIS 60638, in LAKE TOWNSHIP

PROPERTY INDEX NUMBERS:**19-17-411-019-0000****LEGAL DESCRIPTION: SEE ATTACHED PAGE THREE (3)****THIS INSTRUMENT WAS PREPARED BY: MARIO A. REED, W THE LOOMARTEE LAW GROUP,**
LOCATED AT 625 EAST 170TH STREET, UNIT 2 EAST, SOUTH HOLLAND, ILLINOIS 60473

PAGE 1 OF 3 including LEGAL DESCRIPTION

UNOFFICIAL COPY

ILLINOIS WARRANTY DEED PURSUANT TO §765 ILCS 5/9 CONVEYANCES ACT PAGE 2

FURTHERMORE, THIS WARRANTY DEED CONVEYS THE 100% INTEREST IN FEE SIMPLE OWNED BY MS. DENISE FRAUSTO, WHICH WAS OBTAINED BY THE WARRANTY DEED WHICH WAS EXECUTED ON JANUARY 5TH, 2016 AND RECORDED ON JANUARY 20TH, 2016 with the COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER: 1602015020.

Finally, the **GRANTOR: MS. DENISE FRAUSTO (A MARRIED WOMAN)** does now hereby **WAIVE & RELEASE ALL RIGHTS TO HER 100% INTEREST** and by VIRTUE OF THE HOMESTEAD EXEMPTION LAWS of the STATE OF ILLINOIS to the GRANTEE LISTED ABOVE, SPECIFICALLY, JACQUELINE HERNANDEZ, LOCATED AT 6055 S. MONITOR AVENUE, IN CHICAGO, ILLINOIS 60638 in **FEE SIMPLE**. Also, this WARRANTY DEED PURSUANT TO §765 ILCS 5/9 and is **SUBJECT TO ALL REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT §35 ILCS 200/31 and the CORRESPONDING COOK COUNTY TRANSFER TAX PROVISION, as well as ANY RESPECTIVE ORDINANCE REQUIRED BY THE CITY OF CHICAGO, AND FOR THE GRANTEE TO HAVE AND HOLD SAID PREMISES FOREVER.**

Denise Frausto
GRANTOR: MS. DENISE FRAUSTO (OWNER OF RECORD)

Dec 5th 2021
DATE SIGNED ABOVE:

NOTARY VERIFICATION SECTION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



THE LAW OFFICES OF
MARIO A. REED
The Education Experts

www.lawofficesofmarioareed.com

I, ATTORNEY MARIO A. REED, ESQ. A NOTARY PUBLIC in the STATE OF ILLINOIS while in the COUNTY OF COOK do hereby swear and affirm that MS. DENISE FRAUSTO appeared before me on DECEMBER 5TH, 2021 and affixed her respective signature to the foregoing WARRANTY DEED under her own free and voluntary act while free from any undue influence.

PLEASE STAMP NOTARY STAMP BELOW:

Mario A. Reed
NOTARY PUBLIC SIGNATURE ABOVE:



UNOFFICIAL COPY**ILLINOIS WARRANTY DEED PURSUANT TO §765 ILCS 5/9 CONVEYANCES ACT PAGE 3**

ATTACHED LEGAL DESCRIPTION

LOT TWENTY-TWO (22) IN BLOCK ONE (1) IN FOURTH ADDITION TO CLEARING COMPANY, BEING A SUBDIVISION OF THE SOUTH THREE-QUARTERS (3/4) OF THE SOUTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION SEVENTEEN (17), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE THIRTEEN (13) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ILLINOIS, COOK COUNTY & CITY OF CHICAGO TRANSFER TAX STAMPS

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 06-Dec-2021



CHICAGO:	2,265.00
CTA:	906.00
TOTAL:	3,171.00 *

19-17-411-019-0000 | 2021-201661405 | 0-111-956-624

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

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

06-Dec-2021



COUNTY:	151.00
ILLINOIS:	302.00
TOTAL:	453.00

19-17-411-019-0000

20211201661405 | 1-036-538-512