

UNOFFICIAL COPY

WARRANTY DEED
COOK COUNTY
(TENANCY BY THE ENTIRETY)

(1 of 2)



Doc# 2135019027 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/16/2021 02:36 PM PG: 1 OF 3

MAIL TO:
Angelica Vignere and Jonathan Paul Vignere
3218 W. Balmoral Ave Apt 2W
Chicago, IL 60625

NAME AND ADDRESS OF TAXPAYER:
Angelica Vignere and Jonathan Paul Vignere
3218 W. Balmoral Ave Apt 2W
Chicago, IL 60625
File No.: TT21-30640FA

COOK # 98

GRANTOR(S), Terra Promessa Properties LLC, an Illinois limited liability company, of , in the County of , in the State of Illinois, for and in consideration of No Dollars And No/100 Dollars (\$0.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT(S) to the GRANTEE(S), Angelica Vignere and Jonathan Paul Vignere, wife and husband, as tenants by the entirety of 5337 W Fletcher, Chicago, IL 60618, not as TENANTS IN COMMON or as JOINT TENANTS, but as TENANTS BY THE ENTIRETY the following described real estate:

See Exhibit A attached hereto and made a part hereof.

Permanent Index No.: 13-11-211-020-0000 and
Property Address: 3218 W Balmoral Ave, Chicago, IL 60615


SUBJECT TO: General real estate taxes for the year 2021 and subsequent years; Zoning and Building Laws and Ordinances; Building, Building Lines, Restrictions, Conditions, Covenants and Easements of record.

Hereby releasing and waiving all right under and by virtue of Homestead Exemptions Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as TENANTS IN COMMON or as JOINT TENANTS, but as TENANTS BY THE ENTIRETY.

Dated this 10th day of December, 2021.



Terra Promessa Properties LLC

BY: *[Signature]*
Lydon Liong
Manager

REAL ESTATE TRANSFER TAX		16-Dec-2021
	CHICAGO:	4,950.00
	CTA:	1,980.00
	TOTAL:	6,930.00

13-11-211-020-0000 | 20211201671270 | 0-015-608-464

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

REAL ESTATE TRANSFER TAX		16-Dec-2021
	COUNTY:	330.00
	ILLINOIS:	660.00
	TOTAL:	990.00

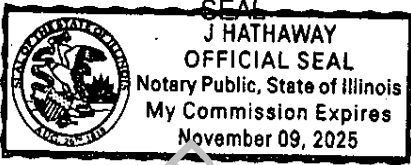
13-11-211-020-0000 | 20211201671270 | 1-120-545-424

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STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lyndon Liong, is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this . . .



[Handwritten Signature]
 Notary Public
 My Commission expires: 11/09/2025

This instrument was prepared by Samuel M Einhorn of the Law Offices of Samuel Einhorn, 217 N Jefferson St, Chicago, IL 60661

Property of Cook County Clerk's Office

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EXHIBIT A

LOT 25 (EXCEPT THE NORTH 2 FEET THEREOF) IN THOMASSON AND WHITE'S BALMORAL GARDEN SUBDIVISION, A SUBDIVISION OF PARTS OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 4, 1916 AS DOCUMENT 5780838, IN COOK COUNTY, ILLINOIS.

13-11-211-020-0000

3218 W Balmoral Ave, Chicago, IL 60625

Permanent Index No.: 13-11-211-020-0000 and

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Property of Cook County Clerk's Office