

# UNOFFICIAL COPY

This Instrument was prepared by:

CRYSTAL L. SIVER, ESQ.

Crystal Siver Law

P.O. Box 187

Northbrook, Illinois 60065-0187

Doc#: 2135506239 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 12/21/2021 09:13 AM Pg: 1 of 6

Dec ID 20211101628127

ST/CO Stamp 2-014-298-768 ST Tax \$230.00 CO Tax \$115.00

City Stamp 0-034-456-208 City Tax: \$2,415.00

After recording, please mail to

And Mail Subsequent Tax Bills to:

Bryan Cota and Elisa Fulgencio

4625 South Laflin Street

Chicago, IL 60609

4932-8026

## WARRANTY DEED

Statutory (Illinois)

THE GRANTORS, THE SOLE HEIRS AT LAW OF CELIA GARCIA, Deceased, of 4625 S. Laflin St., Chicago, IL 60609, for and in consideration of TEN DOLLARS (\$10.00) and for other good and valuable consideration in hand paid, do hereby **CONVEY and WARRANT** unto **BRYAN COTA**, an unmarried man, GRANTEE, of 4543 South Justine Ave., Chicago, IL 60609, and **ELISIA FULGENCIO**, an unmarried woman of 4543 South Justine Ave., Chicago, IL 60609 as JOINT TENANTS, the following described Real Estate situated in the COUNTY of COOK, in the STATE of ILLINOIS, to-wit:

LOTS 10 AND 11 IN BLOCK 2 IN S E GROSS SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY: 4625 S. Laflin St., Chicago, IL 60609

PINs: 20-05-309-011-0000; and

20-05-309-010-0000

Subject 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 yet due and payable at the time of Closing.

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

6

# UNOFFICIAL COPY

DATED this 23<sup>rd</sup> day of November, 2021.

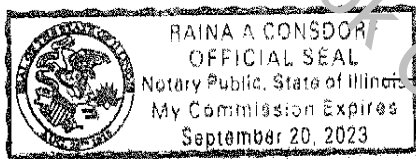
### THE HEIRS AT LAW OF CELIA GARCIA:

By: *Mirna A Ortega* (SEAL)  
MIRNA A. ORTEGA

State of ILLINOIS        )  
  ) SS  
County of LAKE         )

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that MIRNA A. ORTEGA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 23<sup>rd</sup> day of November, 2021.



*RAC*

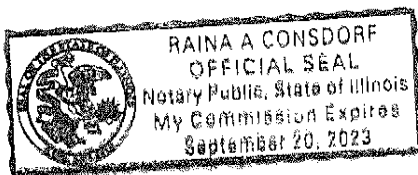
NOTARY PUBLIC

By: *Ofelia Mejia* (SEAL)  
OFELIA MEJIA

State of ILLINOIS        )  
  ) SS  
County of LAKE         )

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY OFELIA MEJIA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 23<sup>rd</sup> day of November, 2021.



*RAC*

NOTARY PUBLIC

(SIGNATURES CONTINUE ON THE FOLLOWING PAGE)

# UNOFFICIAL COPY

(THE HEIRS AT LAW OF CELIA GARCIA CONTINUED)

By: Bertha Salinas (SEAL)  
Bertha Salinas

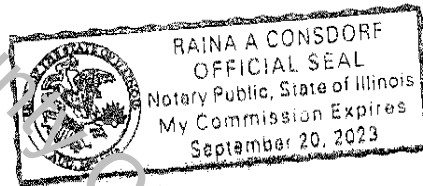
State of IL )  
County of LAKE ) SS

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that JOSE L. MEJIA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 23rd day of November, 2021.

RAC

NOTARY PUBLIC



PROPERTY OF Cook County Clerk's Office

# UNOFFICIAL COPY

(THE HEIRS AT LAW OF CELIA GARCIA CONTINUED)

By: \_\_\_\_\_ (SEAL)

**BERTHA A. SALINAS**

State of ILLINOIS        )  
                                      ) SS  
County of LAKE         )

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that BERTHA A. SALINAS, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 \_\_\_\_\_ day of November, 2021.

\_\_\_\_\_  
NOTARY PUBLIC

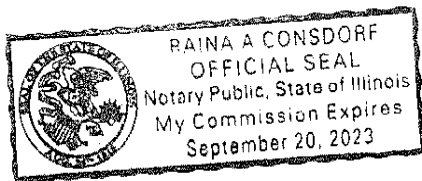
By: \_\_\_\_\_ (SEAL)

**ALMA K. MEJIA**

State of IL        )  
                                      ) SS  
County of LAKE     )

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that ALMA K. MEJIA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 23rd day of November, 2021.




RAC

\_\_\_\_\_  
NOTARY PUBLIC

(SIGNATURES CONTINUE ON THE FOLLOWING PAGE)

# UNOFFICIAL COPY

(THE HEIRS AT LAW OF CELIA GARCIA CONTINUED)

By:  (SEAL)  
JOSE L MEJIA - (L)

State of ILLINOIS        )  
                                  ) SS  
County of LAKE         )

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that JOSE L MEJIA : personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 \_\_\_\_\_ day of November, 2021.

*See Attached Form for  
Notary Certificate*

\_\_\_\_\_  
NOTARY PUBLIC

By: \_\_\_\_\_ (SEAL)  
ALMA K. MEJIA

State of \_\_\_\_\_ )  
                                  ) SS  
County of \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that ALMA K. MEJIA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 \_\_\_\_\_ day of November, 2021.

\_\_\_\_\_  
NOTARY PUBLIC

(SIGNATURES CONTINUE ON THE FOLLOWING PAGE)

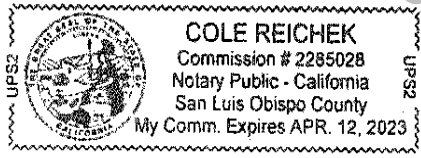
# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of San Luis Obispo

On 11/12/2021 before me, Cole Reichel, Notary Public,  
Date Here Insert Name of Officer

Personally appeared Jose L. Mejia  
Name(s) of Signer(s)



Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 11/12/2021 Number of Pages: 2 (Notary Page)

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's name: \_\_\_\_\_  
 Individual  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Attorney in fact  
 Trustee  
 Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_



Signer's name: \_\_\_\_\_  
 Individual  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Attorney in fact  
 Trustee  
 Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_

