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Doc#: 2135716022 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/23/2021 09:49 AM Pg: 1 of 2

Dec ID 20211201675879
ST/CO Stamp 0-412-899-984 ST Tax \$405.00 CO Tax \$202.50
City Stamp 0-708-139-664 City Tax: \$4,252.50

WARRANTY DEED TRUST TO INDIVIDUAL

H 83948

Prepared by:
DAVID DELGADO, Esq.
1430 N. Western Ave.
Chicago, Illinois 60622
Tel: (773) 235-6565

Taxpayer: Saturnino Bahena San Martin
1322 N Ridgeway Ave
Chicago, Illinois 60651

THE GRANTOR, MARIA IRMA CARLON, As Trustee Of The Maria Irma Carlon Trust, Dated September 11, 2018, Of 1322 N. Ridgeway Ave., Chicago, Illinois 60651, pursuant to the Terms And Powers Granted Under the Provisions of the aforesaid Revocable Trust Agreement; For and In Consideration of TEN AND 00/10DOLLARS (\$10.00) and other good and valuable consideration in hand paid, does hereby Conveys and Warrants, unto the following **GRANTEES to wit: SATURNINO BAHENA SAN MARTIN, UNMARRIED AND YNES RAMIREZ HERNANDEZ, UNMARRIED**, of 1322 N. Ridgeway Ave., Chicago, Illinois 60651, all the right, title, and interests which the Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Cook, State of Illinois, to wit:

LOT 16 AND THE SOUTH 12 FEET OF LOT 15 IN BLOCK 13 IN BEEBE'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 (EXCEPT 5 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, LAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 16-02-119-033-0000

Property Address: 1322 N. RIDGEWAY AVE., CHICAGO, ILLINOIS 60651

Subject to: Covenants, conditions and restrictions of record, public and utility easements of record, general real estate taxes for the years 2021, and subsequent years which are not yet due and payable.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever.

IN WITNESS WHEREOF, the said Grantor has caused his name to be affixed hereto and has duly and freely executed this instrument on this 8th day of December, 2021, at Cook County, City of Chicago, State of Illinois.

Maria Irma Carlon (seal)
MARIA IRMA CARLON, AS TRUSTEE

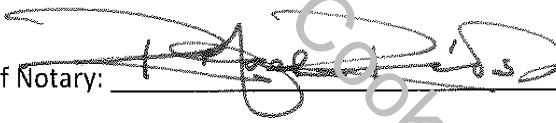
1 of 2 (2)

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STATE OF Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT **MARIA IRMA CARLON, As Trustee Of The Maria Irma Carlon Trust, Dated September 11, 2018**, is 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 notarial seal, this 8th Day of December, 2021

Signature Of Notary:  (Seal)

My Commission Expires: March 29, 2024



RETURN TO: FRANK RODRIGUEZ, ESQ.
 2653 N. MILWAUKEE AVE
 Chicago, Illinois 60647

HERITAGE TITLE COMPANY
5849 W LAWRENCE AVE
CHICAGO, IL 60630