

UNOFFICIAL COPY

Doc#: 2136406055 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/30/2021 07:10 AM Pg: 1 of 3

Dec ID 20211201676689
ST/CO Stamp 1-642-535-568 ST Tax \$408.00 CO Tax \$204.00
City Stamp 0-686-774-928 City Tax: \$4,284.00

1/2
JIGSA 957184 LP
WARRANTY DEED

AFTER RECORDING MAIL TO:
Ricardo Arroyo and Luz Alize Guzman
2234 N. Laramie Ave.
Chicago, IL 60639

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:
Ricardo Arroyo and Luz Alize Guzman
2234 N. Laramie Ave.
Chicago, IL 60639

THE GRANTOR: Jose H. Feregrino, N/K/A. Erwin Feregrino, ^{A SINGLE PERSON,} of 1343 Gunderson Avenue, Berwyn, IL 60402, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Ricardo Arroyo and Luz Alize Guzman, ^{husband and wife, of 1656 N. Tripp Unit 1 Chicago IL 60639} to have and to hold, as ~~Tenants by the Entirety,~~ ^{***JOINT TENANTS} the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 2234 N. Laramie Ave., Chicago, IL 60639
PIN: 13-33-108-029-0000

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) ~~Special Assessments confirmed after Contract date;~~ (c) ~~Building, building-line and use or occupancy restrictions, conditions and covenants of record;~~ (d) ~~Zoning laws and Ordinances;~~ (e) ~~Easements for public utilities;~~ (f) ~~Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.~~

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DATED this 15th day of December, 2021.



Jose H. Feregrino, N/K/A Erwin Feregrino

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Jose H. Feregrino N/K/A Erwin Feregrino**, 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 individually acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of non estead.

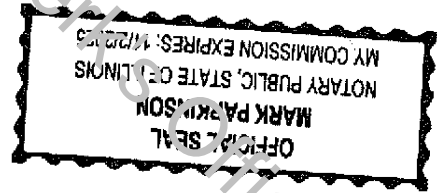
Given under my hand and official seal this 15th day of December 2021.



Notary Public

NAME AND ADDRESS OF PREPARER:

Khaled Elkhatib
Attorney at Law
203 N. LaSalle St., Suite 2100
Chicago, IL 60601



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EXHIBIT A

Order No.: 21GSA957124LP

For APN/Parcel ID(s): **13-33-108-029-0000**

LOT 132 IN FOSS RESUBDIVISION OF SUNDRY LOTS IN FOSS AND NOBLES SUBDIVISION OF PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 33 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office