

# UNOFFICIAL COPY

## WARRANTY DEED

**This instrument prepared by and return this recorded instrument to:**

Richard W. Laubenstein  
DiMonte & Lizak, LLC  
216 W. Higgins Road  
Park Ridge, Illinois 60068

*Grantee Address &*  
**Mail future tax bills to:**

Christina Almazan  
1928 S. Morgan Street  
Chicago, Illinois 60608

Doc#. 2202640202 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/26/2022 02:42 PM Pg: 1 of 3

Dec ID 20211201671202  
ST/CO Stamp 1-480-048-272  
City Stamp 1-748-483-728

THE GRANTOR(S) David Almazan married man to Eva Almazan and Christina Almazan single woman, Heirs at Law of Juanita R. Almazan, aka Juanita Almazan, deceased, of the City of Chicago, County of Cook State of Illinois for and in consideration of TEN & 00/100 DOLLARS and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to THE GRANTEE Christina Almazan, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE EAST HALF OF LOT 40 IN WALKER SUBDIVISION OF BLOCK 12 IN WALSH AND MCMULLEN'S SUBDIVISION OF THE SOUTHEAST QUARTER (EXCEPT THE NORTH QUARTER) OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Permanent Index Number(s):** 17-20-422-022-0000

**Property Address:** 1928 S. Morgan Street, Chicago, Illinois 60608

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.

**FIRST AMERICAN TITLE**  
**FILE #** AF1009686

[Signature Page Follows]

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David Almazan  
David Almazan

Christina Almazan  
Christina Almazan

Dated 6/30/21

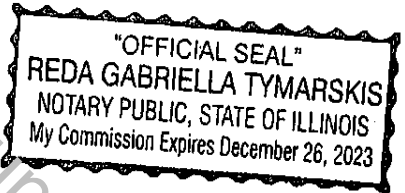
STATE of Illinois, COUNTY of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David Almazan and Christina Almazan, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 30 day of June 2021.

[Signature]  
Notary Public

Commission expires: 12.26.2023



Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act

[Signature]  
Representative  
Date: 6-30-21

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 06 | 30 | 2021

SIGNATURE: Christina Almaraz  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

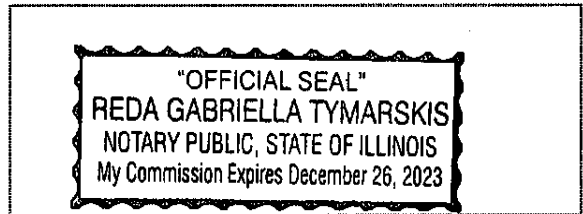
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): CHRISTINA ALMARAZ

On this date of: 06 | 30 | 2021

NOTARY SIGNATURE: \_\_\_\_\_

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 06 | 30 | 2021

SIGNATURE: \_\_\_\_\_  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Agent

On this date of: 6 | 30 | 2021

NOTARY SIGNATURE: \_\_\_\_\_

AFFIX NOTARY STAMP BELOW



**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)