

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#. 2202633438 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/26/2022 02:39 PM Pg: 1 of 3

Dec ID 20211201671125  
ST/CO Stamp 1-314-242-192  
City Stamp 1-536-016-016

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

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

### Mail future tax bills to:

David Almazan  
2818 South Loomis Street  
Chicago, Illinois 60603

THE GRANTOR(S) David Almazan, married man to Eva Almazan and Christina Almazan, single woman, Heirs at Law of Angel 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 David Almazan, married man, 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 41 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):** 17-20-422-021-0000

**Property Address:** 1924 S. Morgan Street, Chicago, Illinois 60608 (vacant lot)

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 #** 3112640

[Signature Page Follows]

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David Almazan  
David Almazan

Christina Almazan  
Christina Almazan

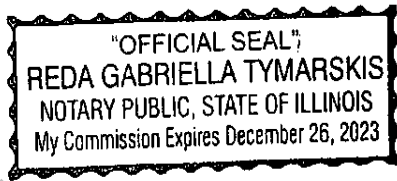
Dated 6-30-21

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

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## 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: David Almoraz  
GRANTOR or AGENT

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

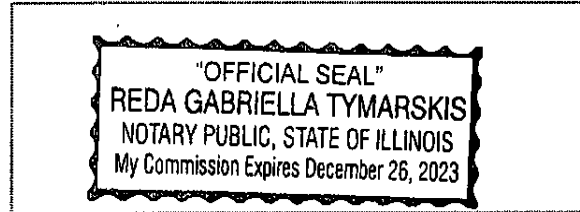
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): DAVID ALMORAZ

On this date of: 06 | 30 | 2021

NOTARY SIGNATURE: [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: [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: [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)**)