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Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY**

GIT

Doc#: 2204512017 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/14/2022 06:16 AM Pg: 1 of 2

Dec ID 20211201664567
ST/CO Stamp 2-129-940-880 ST Tax \$375.00 CO Tax \$187.50
City Stamp 2-086-048-144 City Tax: \$3,937.50

THE GRANTOR(S), Maria A. Cano AKA Maria P. Cano, a widow, not since remarried not party to a civil union, 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 Christopher ~~Christopher~~ Tran, *single man* (GRANTEE'S ADDRESS) 5028 N Ridgeway Ave, Chicago, IL 60625 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE WEST 35.16 FEET OF LOT 73 IN KOESTER AND ZANDER'S WEST IRVING PARK SUBDIVISION IN THE NORTH 1/2 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes not due and payable at the time of closing, general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2021, installments not due at the date hereof of any special tax or assessment for improvements heretofore below, covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

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

Property of Cook County Clerk's Office

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Permanent Real Estate Index Number(s): 13-21-229-017-0000
Address(es) of Real Estate: 5009 W. Patterson Ave., Chicago, Illinois 60641

Dated this 22 day of November, 2021
x Maria A Cano

x Maria P Cano

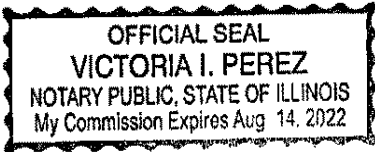
Maria A. Cano AKA Maria P. Cano

STATE OF ILLINOIS COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Maria A. Cano AKA Maria P. Cano,

personally known to me to be the same person(s) whose name(s) 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 22 day of November, 2021



[Signature]

(Notary Public)

Prepared By: Victoria I. Perez, P.C.
Attorney at Law
4126 N. Lincoln Ave., Suite 1
Chicago, Illinois 60618

REAL ESTATE TRANSFER TAX		03/21/2022
	COUNTY:	267.50
	ILLINOIS:	295.00
	TOTAL:	562.50
13-21-229-017-0000 20211201664567 2-129-940-880		

Mail To:
Namit Bammi
203 N. LaSalle St., Suite 2100
Chicago, Illinois 60601

REAL ESTATE TRANSFER TAX		03-Feb-2022
	CHICAGO:	2,812.50
	CTA:	1,125.00
	TOTAL:	3,937.50 *
13-21-229-017-0000 20211201664567 2-086-048-144		

Name & Address of Taxpayer:
Christopher Mr/Miss Tran
5009 W. Patterson Ave.
Chicago, Illinois 60641

* Total does not include any applicable penalty or interest due.