



2204641067D

Doc# 2204641067 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/15/2022 02:55 PM PG: 1 OF 3

**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR (NAME AND ADDRESS)

Rahul Visal
1010 Jorie Blvd
Oak Brook IL 60523

Old Republic National Title
9601 Southwest Highway
Oak Lawn, IL 60453

21145414

(The Above Space for Recorder's Use Only)

THE GRANTOR Rahul Visal, married man, of 1010 Jorie Blvd, Oak Brook, IL 60523 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Edwin X Rendon Maxi and Ana Otavalo Velecela, single man and woman, of 6232 W. Diversey Ave., Chicago, IL 60639, ~~not~~ as tenants in common, ~~nor as joint tenants~~, but as tenants by the entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 12-23-222-033-0000

Property Address: 3710 N. Page Ave., Chicago, IL 60634

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

This is not homestead property for Grantor's wife, Varsha Visal

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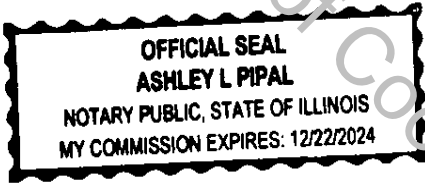
Dated this 7th day of Jan, 2022.

Rahul Visal
Rahul Visal

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Rahul Visal 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 signed, sealed and delivered in the instrument as 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 7th day of Jan, 2022.



[Signature]
Notary Public

THIS INSTRUMENT PREPARED BY
Ashley Pipal
DIAZCASE LAW
7100 16th Street
Berwyn, IL 60402

MAIL TO:

Beatriz Betancourt
Attorney at Law
2457 North Milwaukee Avenue
Chicago, IL 60647

SEND SUBSEQUENT TAX BILLS TO:

Edwin X Rendon Maxi and Ana Otavalo Velecela
3710 N. Page Ave.
Chicago, IL 60634

REAL ESTATE TRANSFER TAX		08-Feb-2022
	CHICAGO:	2,287.50
	CTA:	915.00
	TOTAL:	3,202.50

12-23-222-033-0000 | 20220101688138 | 0-109-457-808
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		08-Feb-2022
	COUNTY:	152.50
	ILLINOIS:	305.00
	TOTAL:	457.50

12-23-222-033-0000 | 20220101688138 | 1-395-143-056

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EXHIBIT A LEGAL DESCRIPTION

LOT 17 IN BLOCK 10 IN FEUERBORN AND KLODE'S IRVINGWOOD FIRST ADDITION,
BEING A SUBDIVISION OF THE NORTH THREE QUARTERS OF THE EAST HALF OF
THE NORTH EAST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 12,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office