

UNOFFICIAL COPY

WARRANTY D E E D

Doc#: 2205907209 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/28/2022 07:42 AM Pg: 1 of 3

Dec ID 20220201632638
ST/CO Stamp 1-848-736-144 ST Tax \$325.00 CO Tax \$162.50
City Stamp 0-280-066-448 City Tax: \$3,412.50

This agreement, made this 24th day of February, 2022, between **Martha Rivera**, a single woman, of CHICAGO Illinois and **Francisca Rivera formerly known as Francisca Lopez** a married woman, of CHICAGO Illinois, parties of the first part, AND **Carlos Farfan**, a SINGLE MAN of CHICAGO, Illinois party of the second part,

2231507 1 of 2
AFTER RECORDING, MAIL TO:

SATURN TITLE LLC
1030 W. HIGGINS RD
SUITE 365
PARK RIDGE, IL 60066

(ABOVE SPACE FOR RECORDER'S USE ONLY)

WITNESSETH, that the parties of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, and to her heirs and assigns, FOREVER all the following described real estate, situated and described as follows, to wit:

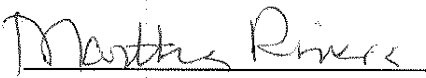
LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT A

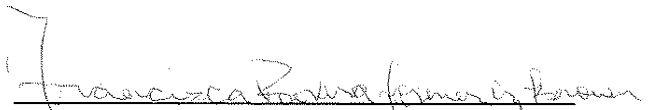
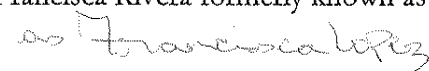
COMMONLY KNOWN AS: 2045 N Tripp Ave., Chicago, IL 60639

PIN: 13-34-228-006-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2022 and subsequent years.

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


Martha Rivera


Francisca Rivera formerly known as Francisca Lopez


This property is not homestead
Property as to Francisca Rivera
Formerly known as Francisca Lopez

UNOFFICIAL COPY

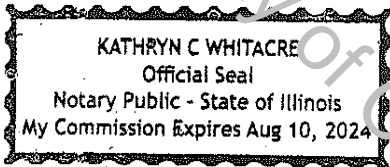
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Martha Rivera and Francisca Rivera formerly known as Francisca Lopez** personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in persons, and acknowledged that as such, they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of February, 2022,

Commission expires 2/24, 2024.

[Signature]
NOTARY PUBLIC



This instrument prepared by: Whitacre & Stefanczuk LTD., 900 Jorie Blvd. Suite 200 Oak Brook IL 60523

MAIL TO:

Joseph La Zara, Esq.
La Zara & Associates
7246 W. Touhy Avenue
Chicago, IL 60631

SEND SUBSEQUENT TAX BILLS TO:

CARLOS FARFAN
6024 N HARLEM AVE.
CHICAGO, IL 60631

Recorder's Office Box No. _____

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Legal:

LOT 6 IN BLOCK 3 IN HARTLEY'S ADDITION TO PENNOCK, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known address: 2045 N. Tripp Ave., Chicago, IL 60639

PIN #: 13-34-228-006-0000

Township: Jefferson

Property of Cook County Clerk's Office