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WARRANTY DEED STATUTORY (ILLINOIS) Doc#. 2207320457 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 03/14/2022 12:38 PM Pg: 1 of 3

Dec ID 20220201637913

ST/CO Stamp 1-067-681-168 ST Tax \$227.00 CO Tax \$113.50

FIDELITY NATIONAL TITLE CH22002056

(THE ABOVE SPACE RESERVED FOR THE RECORDER OF DEEDS)

The GRANTOR, Jose Raminez and Blanca Ramirez, Husband and Wife of the County of Ellis, State of Texas, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to the Grantee:

Eduardo Ramirez, a unmarried man of Cook County IL

The following described real estate:

Permanent Real Estate Tax Index Number: 12-27-116-052-000

Property Commonly Known As: 2901 Washington St, Franklin Park, IL 60131

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIB A AND MADE A PART HEREOF

SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing;

- (b) applicable zoning and building laws and ordinances,
- (c) covenants, conditions, restrictions, encroachments and easements of record none of which shall in any way affect the use and occupancy of the Purchased residence,
- (d) acts done or suffered by Grantee or anyone claiming through Grantee,
- (e) utility easements, whether recorded or unrecorded,
- (f) If applicable, IL condominium act, bylaws, and declaration of association,
- (f) liens and other matters of title over which the Title Insurer is willing to insure over at no cost to the Purchaser.
- (g) liens and other matters that Grantee has agreed to take the property subject to.

TO HAVE AND TO HOLD THE SAME UNTO THE Grantee as aforesaid and to the proper use and benefit of Grantee forever.

BALO (B

Blanca Ramirez

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STATE OF Illinois) ss COUNTY OF COOK

I, Jouph Olskin a notary public in and for and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY that Jose Ramirez is 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this \ day of \ day of \ day.

JOSEPH M OLSTEIN Official Seal Notary Public - State of Illinois My Commission Expires Dec 8, 2025

Wiskin a newty public in and for and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY that bioner Ramirez is personally known to me to be the same person whose name is subscribed to the foregoing insurment, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Notary Public

Notary Public

GIVEN under my hand and notarial seal his 11 day of 16, 2022

JOSEPH M OLSTEIN Official Seal Notary Public - State of Illinois My Commission Expires Dec 8, 2025

Mail tax bill to: GRANTEES ADDRESS

Eduardo Ramivez, Tr 2901 Washington S. Franklen Plc, Ic 60131

Mail recorded deed to:

Eduardo Romirez, Jr 2901 Washington St. Franklin Park, It 60131

Prepared By:

Joseph Olstein Olstein Law llc 10450 S. Western Ave Chicago, IL 60643

REAL ESTATE TRANSFER TAX

12-27-116-052-0000

COUNTY: ILLINOIS: 02-Mar-2022 113.50 227.00

340.50

TOTAL: 202.102.01337913 | 1-067-681-168 SOM CO

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Legal Description

LOT 28 AND THE SOUTH 0.92 FEET OF LOT 27 IN BLOCK 12 IN FRANKLIN PARK, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 (EXCEPT THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD AND EXCEPT THE 2 ACRES DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER 156.8 FEET WEST OF THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER, THENCE NORTH PARALLEL TO THE EAST LINE OF THE WEST HALF OF THE NORTH WEST QUARTER 174.6 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF THE WEST HALF OF THE NORTH WEST QUARTER 498.7 FEET, THENCE SOUTH PARALLEL TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER 174.65 FEET, THENCE EAST ALONG SAID SOUTH LINE 498.7 FEET TO THE POINT OF BEGINNING) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Any of the fixtures and cersonal property enumerated in the printed form of the real estate contract.