

PTC22-17495 1 of 2

UNOFFICIAL COPY

PRECISION TITLE

WARRANTY DEED JOINT TENANCY ILLINOIS STATUTORY

Doc#: 2207407691 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/15/2022 12:41 PM Pg: 1 of 3

Dec ID 20220301644471
ST/CO Stamp 1-659-299-216 ST Tax \$275.00 CO Tax \$137.50
City Stamp 0-650-044-816 City Tax: \$2,887.50

MAIL TO: *Jorge Garcia Ruiz*
Saul Hernandez
2934 N. Meade Ave
Chicago, IL 60634

NAME & ADDRESS OF TAXPAYER:

Jorge Garcia Ruiz
Saul Hernandez
2934 N. Meade Ave
Chicago, IL 60634

THE GRANTOR(S) *Ruth A. Serran*, a widow, of the City of Chicago, Illinois, of the County of Cook, State of Illinois for and in consideration of Ten and no/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid CONVEY(S) AND WARRANT(S) to *Jorge Garcia Ruiz* and *Saul Hernandez* of the City of Chicago, County of Cook, State of Illinois not in Tenancy in Common, but in JOINT TENANCY, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: ** an unmarried man * * * an unmarried man **


SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.

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



Subject to: Easements, covenants, restrictions, and conditions of record, and general real estate taxes for the year 2021 and subsequent years.

Permanent Index Number(s) ¹³⁻²⁹ ~~13-29~~ 118-032-0000
Property Address: 2934 N. Meade Ave., Chicago, IL 60634
Dated this *15* day of March 2022

Ruth A. Serran (SEAL)
Ruth A. Serran

REAL ESTATE TRANSFER TAX		09-Mar-2022
	CHICAGO:	2,062.50
	CTA:	825.00
	TOTAL:	2,887.50 *

13-29-118-032-0000 | 20220301644471 | 0-650-044-816
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		09-Mar-2022
	COUNTY:	137.50
	ILLINOIS:	275.00
	TOTAL:	412.50

13-29-118-032-0000 | 20220301644471 | 1-659-299-216


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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 Ruth A. Serran, a widow, 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 she signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of March 2022.

Commission expires 3rd day of September, 2022.



NOTARY PUBLIC



ADDRESS SEAL HERE

Cook County Illinois Transfer Stamp

If Grantor is also Grantee you may want to strike Release & Waive of Homestead Rights.

NAME & ADDRESS OF PREPARER:
Ronald Schwartz
750 Lake Cook Rd.
Suite 290
Buffalo Grove, IL. 60089

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 4 E
REAL ESTATE TRANSFER ACT

DATE: _____

Signature of Buyer, Seller or Representative

This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument (55 ILCS 5/3-5022).

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LEGAL DESCRIPTION

EXHIBIT "A"

File No.: PTC22-17495

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

THE NORTH 1/2 OF THE NORTH 1/2 OF LOT 3 IN GILDERSLEVE'S SUBDIVISION OF BLOCKS 6, 10, 11, 12 AND 13 IN OLIVER L. WATSON'S FIVE ACRES ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 2934 N. Meade Avenue, Chicago, IL 60634
Parcel ID(s): 13-29-118-032-0000,

Property of Cook County Clerk's Office