

UNOFFICIAL COPY

Saturn Title LLC
2131121

293

AFTER RECORDING, MAIL TO:
SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068



2207415002D

Doc# 2207415002 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/15/2022 09:21 AM PG: 1 OF 3

WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S) Judy Mendez, a widow of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Ramon Wigberto Viera, a single man of 1005 N. Drake Ave. Chicago IL 60651

☐ NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
☐ NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
☐ NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate together with any improvements thereon (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

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

Subject, however, to the general taxes for the year of 2021 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 16-02-405-011-0000 & PIN#

Property Address: 1029 N. Drake Ave., Chicago, IL 60651

Dated MARCH 7th 2022

REAL ESTATE TRANSFER TAX

14-Mar-2022



CHICAGO:	1,785.00
CTA:	714.00
TOTAL:	2,499.00 *

16-02-405-011-0000 | 20220301644924 | 1-790-129-552

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

Judy Mendez
Judy Mendez

REAL ESTATE TRANSFER TAX

14-Mar-2022



COUNTY:	119.00
ILLINOIS:	238.00
TOTAL:	357.00

16-02-405-011-0000 | 20220301644924 | 0-520-172-944

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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 Judy Mendez personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

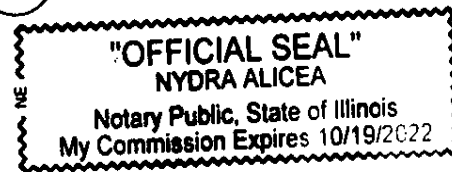
Given under my hand and notarial seal, this 7th day of March, 2022.

Judy Mendez
Notary Public

My commission expires: 10-19-2022

THIS DOCUMENT PREPARED BY:

Jaime R. Santana, P.C.
7819 W. Lawrence Ave.
Norridge, IL 60706



MAIL TAX BILL TO:

Ramon Wigberto Viera
1029 N. Drake Ave
Chicago IL 60651

MAIL RECORDED DEED TO:

Ramon Wigberto Viera
1029 N. Drake Ave
Chicago IL 60651

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EXHIBIT A

Legal Description: **LOT 30 IN BLOCK 3 IN DICKEY'S FOURTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number(s): **16-02-405-011-0000**

PIN#

PIN#

Property Address: **1029 N. Drake Ave., Chicago, IL 60651**

Property of Cook County Clerk's Office