

UNOFFICIAL COPY

Doc#: 2211145012 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/21/2022 02:38 PM Pg: 1 of 2

WARRANTY DEED

The grantor, Giovanni P. Martinez, a married person, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, conveys and warrants to Carrie Valencia and Mateo Valencia, of 2528 North Ridgeway Avenue, Chicago Illinois 60647, as Joint Tenants with Right of Survivorship the following described real estate situated in Cook County, Illinois, to wit:

Dec ID 20220401683439
ST/CO Stamp 2-041-154-448 ST Tax \$550.00 CO Tax \$275.00
City Stamp 0-428-215-184 City Tax: \$5,775.00

See Exhibit A attached hereto

Subject only 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 property, and general real estate taxes not due and payable at the time of the closing.

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

Permanent Real Estate Index No. 16-02-121-043-0000
Address of Property: 1311 North Lawndale Avenue, Chicago, IL 60651

Dated this 6th day of April 2022

By: [Signature]
Giovanni P. Martinez

By: [Signature]
Paula Martinez, solely to waive homestead rights

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

State of Illinois)
County of Cook)

I, Brendan Scott Bauman, the undersigned, a Notary Public in and for Cook County, State of Illinois, do hereby certify that Giovanni P. Martinez and Paula Martinez appeared before me on this 6th day of April 2022 in person, and acknowledged that they signed and delivered this instrument as their free and voluntary act for the uses and purposes therein set forth.



[Signature]
Notary Public

Prepared by:
Charles W. Siragusa
134 N. LaSalle Street, Suite 1050
Chicago, Illinois, 60602

Mail deed and send subsequent tax bills to:
Carrie Valencia & Mateo Valencia
1311 North Lawndale Avenue
Chicago, Illinois 60651

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BW22060949



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Exhibit A

LOTS 29 AND 30 IN BLOCK 11, IN BEEBE'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT 5 ACRES IN THE NORTHEAST CORNER THEREOF), IN COOK COUNTY ILLINOIS.

PIN: 16-02-121-043-0000

For Informational Purposes only: 1311 North Lawndale Avenue, Chicago, IL 60651

REAL ESTATE TRANSFER TAX		13-Apr-2022
	COUNTY:	275.00
	ILLINOIS:	500.00
	TOTAL:	825.00
16-02-121-043-0000 20220401683439 2-041-154-448		

REAL ESTATE TRANSFER TAX		14-Apr-2022
	CHICAGO:	4,125.00
	CTA:	1,650.00
	TOTAL:	5,775.00 *
16-02-121-043-0000 20220401683439 0-428-215-184		
* Total does not include any applicable penalty or interest due.		

Property of Cook County Clerk's Office