

# UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY  
JOINT TENANTS**

41070897G S 1/2  
GIT

Doc#: 2215306031 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/02/2022 06:31 AM Pg: 1 of 2

Dec ID 20220501626908  
ST/CO Stamp 1-046-708-304 ST Tax \$185.00 CO Tax \$92.50  
City Stamp 2-143-830-096 City Tax: \$1,942.50

THE GRANTOR(S), LG Remodeling of Chicago, LLC an Illinois Limited Liability Company, established under the laws of the State of Illinois, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Daniel Juarez and Tania Itzel Bustos-Secundino (GRANTEE'S ADDRESS) 6105 S. Tripp Ave., Chicago IL 60629 of the County of Cook, not as tenants in common, but as joint tenants, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

LOT 31 IN LEE BROTHERS 63RD ST ADDITION TO ENGLEWOOD, A RESUBDIVISION OF BLOCK 2 IN JOHN TEAR'S SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** General real estate taxes not due and payable at the time of closing, general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2021, installments not due at the date hereof of any special tax or assessment for improvements heretofore below, covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as tenants in common, but as joint tenants forever.

Permanent Real Estate Index Number(s): 20-17-329-013-0000

Address(es) of Real Estate: 6235 S. Loomis Blvd., Chicago, Illinois 60636

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Dated this 18 day of May, 2022

LG Remodeling of Chicago, LLC an Illinois Limited Liability Company

By: [Signature]  
Guadalupe Padilla  
Manager

STATE OF ILLINOIS COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Guadalupe Padilla,

personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 18 day of May, 2022



[Signature] (Notary Public)

**Prepared By:** Victoria I. Perez, P.C.  
Attorney at Law  
4126 N. Lincoln Ave., Suite 1  
Chicago, Illinois 60618

| REAL ESTATE TRANSFER TAX |           | 31-May-2022                    |
|--------------------------|-----------|--------------------------------|
|                          | COUNTY:   | 92.50                          |
|                          | ILLINOIS: | 185.00                         |
|                          | TOTAL:    | 277.50                         |
| 20-17-329-013-0000       |           | 20220501626908   1-046 708-304 |

**Mail To:**  
Oscar Morgan  
452 Bluff City Boulevard  
Elgin, Illinois 60123

| REAL ESTATE TRANSFER TAX |          | 31-May-2022                    |
|--------------------------|----------|--------------------------------|
|                          | CHICAGO: | 1,387.50                       |
|                          | CTA:     | 555.00                         |
|                          | TOTAL:   | 1,942.50 *                     |
| 20-17-329-013-0000       |          | 20220501626908   2-143-830-096 |

**Name & Address of Taxpayer:**  
Daniel Juarez and Tania Itzel Bustos-Secundino  
6235 S. Loomis Blvd.  
Chicago, Illinois 60636

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