

UNOFFICIAL COPY

Doc#: 2217825064 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/27/2022 12:51 PM Pg: 1 of 3

Dec ID 20220601652537
ST/CO Stamp 1-218-791-504 ST Tax \$283.50 CO Tax \$141.75

WARRANTY DEED

THIS DOCUMENT WAS PREPARED BY:

Chicago Closings

(The Above Space for Recorder's Use
Only)

THE GRANTOR GDR CONSTRUCTION, INC. for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to **Christine Flores, an unmarried woman, and Mauricio A Ramirez, an unmarried couple, man**, in fee simple forever, 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:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 16-32-315-031-0000

Property Address: 3646 South Austin Boulevard, Cicero, IL 60504

SUBJECT TO: Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; 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 Real Estate; and general real estate taxes not due and payable at the time of Closing.


Dated this 13th day of June 2022.

GDR Construction, Inc.



GDR Construction, Inc.

By: Stephen L. Kalka, as authorized signatory

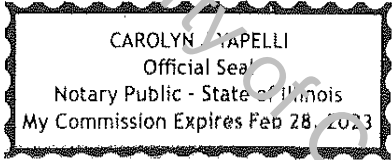
T D W N T A A	Town of Cicero	Address: 3646 S AUSTIN BLVD	Real Estate Transfer Tax
		Date: 06/13/2022	\$2,835.00
		Stamp #: 2022-8779	Payment Type: check
		By: Rodriguez	Compliance #:
			2022-S0N9P3Y8

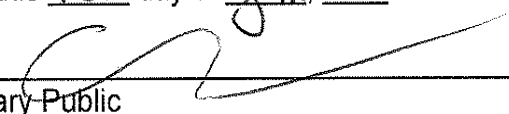
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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Stephan L Kalka, Attorney at Law, 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 it signed, sealed and delivered in the instrument as its 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 13th day of June 2022.




Notary Public

THIS INSTRUMENT PREPARED BY


Chicago Closings

Stephan L. Kalka
7501 W Irving Park Rd #2
Chicago, IL 60634

MAIL TO:

Avni Bharat Shah
Bell & Shah LLC
2015 West Fullerton Avenue
Chicago, IL 60647

SEND SUBSEQUENT TAX BILLS TO:

Christine Flores
3646 South Austin Boulevard
Cicero, IL 60804

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**EXHIBIT A
LEGAL DESCRIPTION**

LOT 10 IN JAMES J. POLODNA S AUSTIN AVENUE AND 37TH STREET SUBDIVISION, BEING A RESUBDIVISION OF LOTS 3, 4 AND 5 IN THE SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office