## **UNOFFICIAL COPY**

Doc#. 2224533133 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 09/02/2022 10:55 AM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR

Carlos Nava 5300 W Eddy St. Chicago IL 60641 Dec ID 20220801625857 ST/CO Stamp 0-482-339-408 ST Tax \$390.50 CO Tax \$195.25 City Stamp 1-716-382-288 City Tax: \$4,100.25

(The Above Space for Recorder's Use Only)

THE GRANTOR Carlos Nava, married to Julia Nava, of 5300 W Eddy Street, Chicago, IL 60641 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 Armando Sanchez and Mirna Montiel, as joint tenants \_\_\_\_\_, of 3744 W Eastwood, Chicago, IL 60625, 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): 13-21-302-039-0000

Property Address: 5300 W Eddy Street, Chicago, IL 60641

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

**SUBJECT 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 Real Estate; and general real estate taxes not due and payable at the time of Closing.

REAL ESTATE TRANSFER TAX			31-Aug-2022
	The state of the s	COUNTY:	195.25
		ILLINOIS:	390.50
V		TOTAL:	585.75
13-21-302-039-0000		120220801625857	0-482-339-408

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

REAL ESTATE TRANS	31-Aug-2022	
	CHICAGO:	2,928.75
	CTA:	1,171.50
	TOTAL:	4,100.25 *
13-21-302-039-0000	20220801625857	1-716-382-288
* Total does not include any applicable penalty or interest due.		

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Dated this <u> </u>	<u></u>
_Carlor nava	Sulia raba
Carlos Nava	Julia Nava
	WAIVING HOMESTOAD
STATE OF ILLINOIS	
COUNTY OF KANE	) SS, )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Carles Nava and Julia Nava 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 signed, sealed and delivered in the instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of seal, this Ab Notary Public No homestead.

Given under my hand and notarial seal, this \_\$\frac{\lambda \beta}{\tau}\$ day of \_\tau\text{MMM}

ALECIA K ELAM Official Seal Notary Public - State of Illinois My Commission Expires Aug 26, 2024

THIS INSTRUMENT PREPARED BY

Emi M Salazar Cohen, Donahue and Salazar 2400 Big Timber Road, Suite 108 Elgin, IL 60124

MAIL TO:

SEND SUBSEQUENT TAX DIAS TO:

Matthew Herbeck 20475-PencyRoad Warraville, H-60555

Mirna Montiel and Armando Sanchez 5300 W Eddy St. Chicago, IL 60641

Mirna Montrel and Armondo Sunchez

5300 W. Eddy Jr. Chicago, IL 60641

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## EXHIBIT A LEGAL DESCRIPTION

THE EAST 31 FEET OF LOT 4 IN BLOCK 1 IN HIELD AND MARTINS SUBDIVISION OF THE EAST 1/3 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clark's Office