

UNOFFICIAL COPY

1062
226NW662920EMEDC

WARRANTY DEED



AFTER RECORDING MAIL TO:

G H F B, LTD
939 N. PLUM GROVE ROAD
C
SCHAMM BURN, IL 60173

MAIL REAL ESTATE TAX BILL TO:

Bryan Juarez Bernabe and Gabriela A. Soto
644 Dover Dr.
Elgin, IL 60120

Doc#: 2302013224 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/20/2023 11:51 AM Pg: 1 of 4

Dec ID 20230101632037
ST/CO Stamp 2-007-042-896 ST Tax \$340.00 CO Tax \$170.00

(Reserved for Recorders Use Only)

THE GRANTOR: Mary L. Sikora, unmarried, of 644 Dover Dr., Elgin, IL 60120, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Bryan Juarez Bernabe and Gabriela A. Soto**, husband and wife, of ALGONQUIN, IL _____, to have and to hold, as Tenants by the Entirety, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 644 Dover Dr., Elgin, IL 60120
PIN: 06-19-205-009-0000

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.

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DATED this 5TH day of JANUARY, 2023.

Mary L. Sikora
Mary L. Sikora

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Mary L. Sikora**, 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 individually acknowledged that he/she signed and delivered the said instrument as his/her 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 5TH day of JANUARY, 2023.

[Signature]
Notary Public

NAME AND ADDRESS OF PREPARER:

Steven L. Nicholas, Esq.
Piercey & Associates
Attorney at Law
1525 S. Grove Ave., Suite 204
Barrington, IL 60010



Property of Cook County Illinois Office

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**CITY OF ELGIN
REAL ESTATE TRANSFER STAMP
APPLICATION FORM**

1/11/2023

Date of Filing with City

(FOR RECORDER'S USE ONLY)

Recorder or Registrar's Deed # _____

Date Recorded: _____



CHECK APPROPRIATE BOX(ES)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Single Family Resident | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Condo, Co-op, or Town Home | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> 2-3 Unit (Residential) | <input type="checkbox"/> Vacant Land |
| <input type="checkbox"/> 4 or More Unit (Residential) | <input type="checkbox"/> Other (Attach Description) |

INSTRUCTIONS:

This form must be filled out completely, signed by at least one of the grantors (sellers) or agent, and presented to the Finance Department, 150 Dexter Court, Elgin, IL 60120, at the time of the request for the real estate transfer stamp, as required by the City of Elgin Real Estate Transfer Ordinance. Also, a copy of the deed and the Illinois Tax Declaration form must be submitted with the request. The stamp must be affixed to the deed when the title is recorded with the County.

All requests for mailing of the transfer stamp must be accompanied by a self-addressed, stamped envelope

Please email all documents to Transferstamp@cityofelgin.org

For additional information, please call 311 (in Elgin) or 847-321-6001 Monday through Friday, 7:00 AM to 5:00 PM

Address of Property 644 Dover Drive, Elgin, IL 60120
Street Zip Code

Permanent Property Index No.: 06192050090000

Date of Deed 1/13/2023 Type of Deed: warranty

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

GRANTOR

<u>Mary L. Sikora</u>	<u>10 N. Gilbert #101, South Elgin, IL 60177</u>
Name	Address, City, State, Zip
<u>Steven L. Nicholas</u>	<u>1/05-1/23</u>
Signature	Date Signed

GRANTEE

<u>Bryan Juarez Barnabe</u>	<u>Steven L. Nicholas</u>
Name	Address, City, State, Zip
<u>Steven L. Nicholas</u>	<u>1/5/23</u>
Signature	Date of Signature

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CHICAGO TITLE
COMPANY

EXHIBIT "A"

Order No.: 22GNW662920RM

For APN/Parcel ID(s): 06-19-205-009-0000

LOT 325 IN SUMMERHILL UNIT IV, A SUBDIVISION OF PART OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ELGIN, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 27, 1987, AS DOCUMENT NUMBER 87 284677 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office