

UNOFFICIAL COPY

ATC-44898 1/2

Doc#: 2306033099 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/01/2023 01:34 PM Pg: 1 of 4

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR:

NICHOLAS MARTINEZ,

A married man,
of the City of Chicago,
State of Illinois, for and in
Consideration of Ten and
no/100 Dollars (\$10.00) in hand paid
and other good and valuable consideration,

CONVEYS and WARRANTS to

RENEE BALLET, a single woman

20 E. Butler Drive, Drums, PA 18222

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

Dec ID 20230201653394
ST/CO Stamp 1-629-859-664 ST Tax \$715.00 CO Tax \$357.50
City Stamp 1-733-013-328 City Tax: \$7,507.50

STREET ADDRESS: 6206 West Waveland Avenue, Chicago, Illinois 60634

PIN: 13-20-118-038-0000

Subject to the following permitted exceptions, if any: covenants, conditions, and restrictions of record; public and utility easements; general real estate taxes for 2022 and subsequent years; the mortgage or trust deed and acts done or suffered by or through the Purchaser.

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, forever.

DATED THIS 07th DAY OF FEBRUARY, 2023.


THIS IS NOT HOMESTEAD PROPERTY

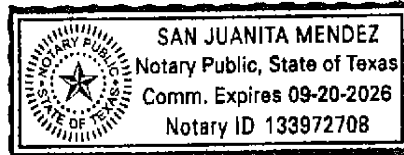


NICHOLAS MARTINEZ

Armita Title
5301 Stonybrook St., Suite 206
Chicago, IL 60677 *****

State of Texas, County of Dallas ss. I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that NICHOLAS MARTINEZ 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal, this 07th day of February, 2023.


NOTARY PUBLIC



This instrument was prepared by Heidi Weitmann Coleman, 7301 N. Lincoln Ave., Ste. 140, Lincolnwood, Illinois 60712.

Mail To:

Send Subsequent Tax Bills To:



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Acuity Title Company, LLC
5301 Dempster Street, Suite 206
Skokie, IL 60077
Phone: (847)257-8000 ~ Fax: (847)296-7890

EXHIBIT A

Address Given: 6206 West Waveland Avenue
Chicago, IL 60634

Permanent Index No.: 13-20-118-038-0000

Legal Description:

LOT 27 AND THE EAST 1/3 OF LOT 28 IN BLOCK 7 IN LINSOTT'S RIDGELAND AVENUE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Mail to:

Renee Balliet
6206 W. Waveland Ave
Chicago Il. 60634

Tax Bill

Renee Balliet
6206 W. Waveland Ave
Chicago Il. 60634

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Attorneys' Title Guaranty Fund, Inc.. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

17-Feb-2023



| | |
|-----------------|------------|
| CHICAGO: | 5,362.50 |
| CTA: | 2,145.00 |
| TCTA: | 7,507.50 * |

13-20-118-038-0000 | 20230201653394 | 1-733-013-328

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

17-Feb-2023



COUNTY:
ILLINOIS:
TOTAL:

357.50
715.00
1,072.50

13-20-118-038-0000

20230201653394

1-629-859-664