

# UNOFFICIAL COPY



Doc# 2310334001 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/13/2023 10:24 AM PG: 1 OF 12

2023 2334694

AFTER RECORDING, MAIL TO:  
SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

## WARRANTY DEED

THE GRANTOR(S), Sonia Carmona, Individually, and Raquel Carmona, a married woman,  
Juan Carmona, a married man, Maria I. Carmona, a married woman,  
Harvey, a married woman, Nellie Rodriguez, a married woman,  
Minerva Huy, a married woman,  
and Nilda Carmona, a married woman, All being sole heirs to the Estate of Sara Carmona,  
deceased of the City of Chicago, for and in consideration of Ten Dollars (\$10.00) and other good and  
valuable considerations, in hand paid, CONVEY AND WARRANT to Kevin M. Hill  
of 2016 N. Armitage #35, Chicago, IL.

all interest in the following described real estate (together with any improvements thereon)  
(collectively, the "Property") situated in the County of Cook, State of Illinois, to wit: SEE  
ATTACHED

Subject, however, to the general taxes for the year of 2022 and thereafter, to all instruments,  
covenants, restrictions, conditions, exceptions, and liens of record, and subject to the rights or claims of  
parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision  
indentures, and any facts or exceptions which an accurate survey or inspection of the above-described  
Property would show.

Permanent Index Number(s): 13-35-404-012-0000

Property Address: 1941 N. Spaulding Ave., Chicago, IL 60647

Note: This is a non-homestead property as to the Grantors spouses

• Sonia Carmona (SEAL)  
SONIA CARMONA Date

• Raquel Carmona (SEAL) 3/17/23  
RAQUEL CARMONA Date

• Juan Carmona (SEAL)  
JUAN CARMONA Date

• Maria I. Carmona (SEAL)  
MARIA I. CARMONA Date

• Yolanda Carmona-Harvey (SEAL)  
YOLANDA CARMONA-HARVEY Date

• Nellie Rodriguez (SEAL)  
NELLIE RODRIGUEZ Date

• Minerva Huy (SEAL)  
MINERVA HUY Date

• Nilda Carmona (SEAL)  
NILDA CARMONA Date

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# UNOFFICIAL COPY

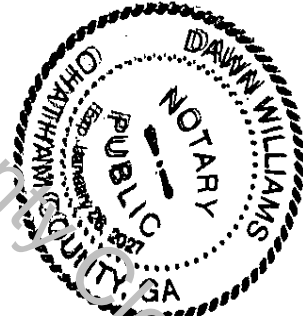
STATE OF GA )  
                  Chatham ) SS.  
COUNTY OF Long )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that, Raquel Carmona personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 17<sup>th</sup> day of March.

Dawn Williams  
Notary Public

My commission expires: 1-26-2027



**THIS DOCUMENT PREPARED BY:**

**Jaime R. Santana, P.C.**  
Attorney at Law  
7819 W. Lawrence Ave.  
Norridge, IL 60706

**MAIL TAX BILL TO:**

Kevin M. Hill  
1941 N. Spaulding Ave.  
Chicago, IL 60647

**MAIL RECORDED DEED TO:**

Murray Lewison  
Johnson and Colmer  
707 Lake Cook Rd - Suite 124  
Deerfield, IL 60015


# UNOFFICIAL COPY

STATE OF Illinois )

COUNTY OF Cook ) SS.

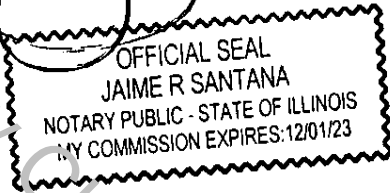
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Nilda Carras, 2 married woman, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 24<sup>th</sup> day of MARCH 2023



Notary Public

My commission expires: 12-01-2023



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

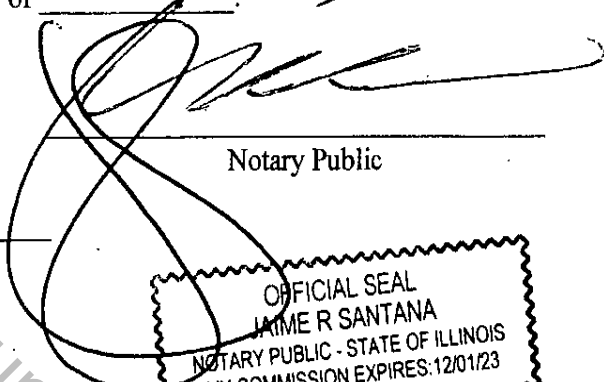
STATE OF Illinois )

) SS.

COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that MINERVA Ituy, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 25<sup>th</sup> day of March 2023



Notary Public

My commission expires: 12-01-23



Property of Cook County Clerk's Office

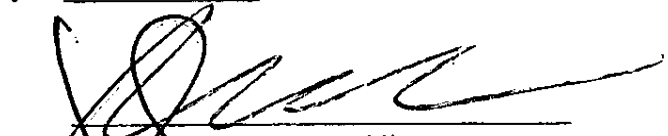
# UNOFFICIAL COPY

STATE OF Illinois )

COUNTY OF Cook ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Yolande Carmelo-Harvey, 2 married women, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 23<sup>rd</sup> day of MARCH 2023

  
\_\_\_\_\_  
Notary Public

My commission expires: 12-1-2023



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF Illinois )  
 )  
Cook ) SS.  
 COUNTY OF \_\_\_\_\_ )

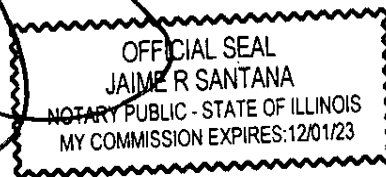
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JUAN CARMONA, A married man, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 23<sup>rd</sup> day of MARCH 2023



Notary Public

My commission expires: 12-1-2023



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

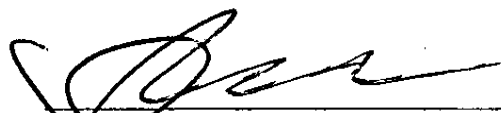
STATE OF Illinois )

) SS.

COUNTY OF Cook )

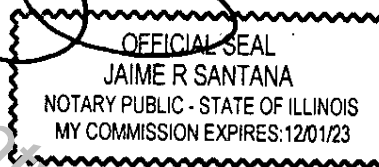
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JAIME R. SANTANA, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 20<sup>th</sup> day of MARCH 2023



Notary Public

My commission expires: 12-1-2023



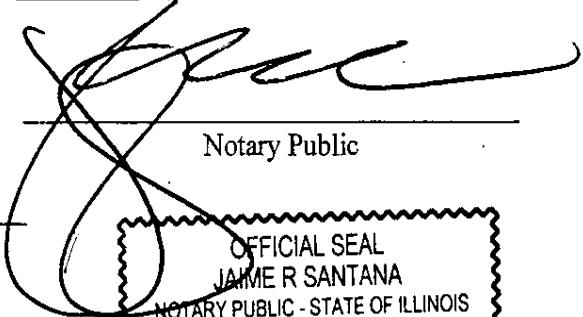
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF Illinois )  
 ) SS.  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Sonia (Sana) S. S. S., personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 28<sup>th</sup> day of MARCH 2023



Notary Public

My commission expires: 12-1-2023



Property of Cook County Clerk's Office



# UNOFFICIAL COPY

STATE OF Illinois )

) SS.

COUNTY OF Cook )

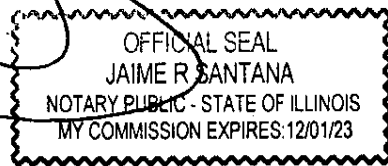
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Nellie Rodriguez, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 28<sup>th</sup> day of MARCH 2023



Notary Public

My commission expires: 12-1-2023



Property of Cook County Clerk's Office

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American Land Title Association

**File Number : 2334694**Commitment for Title Insurance  
Adopted 6-17-06 Revised 08-01-2016**EXHIBIT A****Legal:**

**LOT 16 IN BLOCK 2 IN WINKLEMAN'S SUBDIVISION OF PART OF BLOCK 2 AND BLOCK 11 IN EAST SIMONS' SUBDIVISION OF THE SOUTH EAST QUARTER OF SECTION 35 TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Commonly known address: 1941 N. Spaulding Ave., Chicago, IL 60647**

**PIN #: 13-35-404-012-0000**

**PIN #:**

**PIN #:**

**Township: Jefferson**

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance (issued by Old Republic National Title Insurance Company). This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; 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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## REAL ESTATE TRANSFER TAX

11-Apr-2023



**CHICAGO:**

3,187.50

**CTA:**

1,275.00

**TOTAL:**

4,462.50 \*

13-35-404-012-0000 | 20230301681066 | 1-954-587-856

\* 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

11-Apr-2023



<b>COUNTY:</b>	212.50
<b>ILLINOIS:</b>	425.00
<b>TOTAL:</b>	637.50

13-35-404-012-0000

| 20230301681066

| 0-893-887-696