

UNOFFICIAL COPY

102260001 of 2
Warranty Deed

Doc#: 2314608029 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/26/2023 09:48 AM Pg: 1 of 4

**Statutory (ILLINOIS)
Individual to Individual**

Dec ID 20230501624796
ST/CO Stamp 1-733-651-152 ST Tax \$302.50 CO Tax \$151.25

Above Space for Recorder's Use Only

THE GRANTOR, Ashley Kozlowski, an unmarried woman, of the City of Elgin, County of Cook, State of Illinois, for and in consideration of Ten and No/100^{ths} DOLLARS (\$10.00), and other good and valuable considerations in hand paid, **CONVEYS and WARRANTS to:**

Martin Baeza Moreno and Lily Moreno, husband and wife, 1220 Peachtree Ln., Unit K, Elgin, IL 60120


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

LOT 278 IN SUMMER HILL UNIT #4, BEING A SUBDIVISION OF PART OF SECTION 19, TOWNSHIP 41NORTH, 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 87-284677

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Subject to the following: General real estate taxes not due and payable at time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; public and utility easements which serve the premises; public roads and highways, if any.

Permanent Index Number (PIN): 06-19-204-024-0000
Address(es) of Real Estate: 661 Natoma Drive, Elgin, IL 60120

Dated this 18th day of May, 2023

PLEASE		(SEAL)	(SEAL)
PRINT OR)	Ashley Kozlowski	(SEAL)	(SEAL)
TYPE NAMES			
BELOW		(SEAL)	(SEAL)
SIGNATURE(S)			

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State of Illinois)
) DuPage) SS
 County of Cook) (TF)

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ashley Kozlowski 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 she signed, sealed and delivered the said instrument as 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 18th day of May, 2023

Commission expires



Teaghan A. Foman
 NOTARY PUBLIC

This instrument was prepared: Orlando Velazquez, Velazquez Consumer Law, LLC, 64 E Downer Place, Aurora, IL 60505

MAIL TO:

Clark, Hagerty & Miller
 59 N Virginia St
 Crystal Lake, IL 60014

SEND SUBSEQUENT TAX BILLS TO:

Martin Baeza Moreno and Lily Moreno
 661 Natoma Dr
 Elgin, IL 60120

REAL ESTATE TRANSFER TAX		25-May-2023
COUNTY:		151.25
ILLINOIS:		302.50
TOTAL:		453.75
06-19-204-024-0000		20230501624796 1-733-651-152

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DocuSign Envelope ID: 8A0CA86E-DCFB-45BB-B80D-CA8271C32920

C

CITY OF ELGIN REAL ESTATE TRANSFER STAMP APPLICATION FORM

05/22/2023

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 or 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 847-971-6001 Monday through Friday, 7:00 AM to 5:00 PM

Address of Property 661 Natoma Drive, Elgin, IL 60120
Street Zip Code

Permanent Property Index No.: 06-19-204-024-0000

Date of Deed 5/18/2023 Type of Deed: Warranty Deed

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

GRANTOR

<u>Ashley Kozlowski</u>	<u>661 Natoma Drive, Elgin, IL 60120</u>
DocuSigned by: <u>Name</u>	Address, City, State, Zip
	<u>5/18/2023 2:28 PM CDT</u>
1103F1E72A06437 <u>Signature</u>	<u>Date Signed</u>

GRANTEE

<u>Martin Baeza Moreno and Lily Moreno</u>	<u>1220 Peachtree Lane, Unit K, Elgin, IL 60120</u>
<u>Name</u>	<u>Address, City, State, Zip</u>
<u>Signature</u>	<u>Date of Signature</u>

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Property of Cook County Clerk's Office