

# UNOFFICIAL COPY

## Warranty Deed

ILLINOIS

Doc#: 2327013207 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/27/2023 01:14 PM Pg: 1 of 4

Dec ID 20230901617810  
ST/CO Stamp 1-182-417-872 ST Tax \$15.00 CO Tax \$7.50  
City Stamp 0-441-418-704 City Tax: \$157.50

*Above Space for Recorder's Use Only*

THE GRANTOR(s) **KAREN RAMIREZ, A MARRIED PERSON\***, of the City of **CHICAGO**, County of **COOK**, State of **ILLINOIS**, for and in consideration of **TEN and 00/100 DOLLARS**, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(S) to (Name and Address of Grantee-s) **SPECIAL HOMES SOLUTIONS**, as -- of **3315 E. MIDSOMER PRAVADO #3, ONTARIO, CALIFORNIA, 91762**, Illinois, the following described Real Estate situated in the County of **COOK** in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part here of.)*, hereby releasing and waiving a right as under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for **2022** and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): **21-32-201-014-000; (8345 S. BURLEY AVE)**  
**21-32-201-015-000; (8347 S. BURLEY AVE)**

Address(es) of Real Estate: **8345 AND 8347 S. BURLEY AVE, CHICAGO, ILLINOIS 60617**  
**\* THIS IS NOT HOMESTEAD PROPERTY AS TO THE GRANTOR OR HER SPOUSE**

The date of this deed of conveyance is **SEPTEMBER 6, 2023**.

X *Karen Ramirez*  
KAREN RAMIREZ

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 **KAREN RAMIREZ, A MARRIED PERSON**, 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.

(Impress Seal Here)  
**ROBERT CARRILLO**  
OFFICIAL SEAL  
Notary Public - State of Illinois  
(My Commission Expires Apr 23, 2026)

September 6, 2023  
Given under my hand and official seal on 1  
*Robert Carrillo*  
Notary Public

**FIDELITY NATIONAL TITLE** CH230/2506  
4 181

**UNOFFICIAL COPY****LEGAL DESCRIPTION**

For the premises commonly known as:

8345 AND 8347 S. BURLEY AVE  
CHICAGO, ILLINOIS 60617P.I.N. 21-32-201-014-0000; (8345 S Burley Ave)  
21 -32-201-015-0000; (8347 S BurleyAve)

Legal Description:

SEE ATTACHMENT A

Property of Cook County Clerk's Office

This instrument was prepared by  
ROBERT CARRILLO  
ATTORNEY AT LAW  
9924 S. WALDEN PARKWAY  
CHICAGO, ILLINOIS 60643Send subsequent tax bills to:  
Special Homes  
Solutions  
3315 E Midsomer  
Pravado #3  
Ontario, CA 97162Recorder-mail recorded document to:  
SPECIAL HOMES SOLUTIONS  
3315 E. MIDSOMER PRAVADO #3  
ONTARIO, CALIFORNIA 97162

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## ATTACHMENT A

Re: 8345 and 8347 S. Burley Ave.  
Chicago, Illinois 60617

P.I.N. 21-32-201-014-0000 (8345 S. Burley Ave)  
21-32-201-015-0000 (8347 S. Burley Ave)

### LEGAL DESCRIPTION:

LOT 18 IN BLOCK 4 IN ROBERT BERGER'S ADDITION TO HYDE PARK, BEING A SUBDIVISION OF PART OF SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

(21-32-201-014-0000 Commonly known as: 8345 S. BURLEY AVE)

LOT 19 IN BLOCK 4 IN ROBERT BERGER'S ADDITION TO HYDE PARK, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 5 ACRES OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SAID SOUTHWEST 1/4 OF SECTION 32, AND ALSO EXCEPT THE SOUTH 1 ACRE OF THE EAST 5 ACRES OF THE WEST 10 ACRES OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32 AFORESAID, IN COOK COUNTY, ILLINOIS

(21-32-201-015-0000 Commonly known as: 8347 S. BURLEY AVE)

# UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

26-Sep-2023



<b>COUNTY:</b>	7.50
<b>ILLINOIS:</b>	15.00
<b>TOTAL:</b>	22.50

21-32-201-014-0000

| 20230901617810 | 1-182-417-872

**REAL ESTATE TRANSFER TAX**

26-Sep-2023



<b>CHICAGO:</b>	112.50
<b>CTA:</b>	45.00
<b>TOTAL:</b>	157.50 *

21-32-201-014-0000 | 20230901617810 | 0-441-418-704

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

Property of Cook County Clerk's Office