

UNOFFICIAL COPY

WARRANTY DEED Illinois Statutory

Doc#: 2334506052 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/11/2023 09:45 AM Pg: 1 of 4

Dec ID 20231101668803
ST/CO Stamp 1-365-311-536
City Stamp 1-990-328-368

Property of Cook County Clerk's Office

THE GRANTOR(S) Andres Soto, an unmarried man of 369 Blackhawk Rd., Riverside, IL 60546, for and in consideration of ten dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to REM Soto Realty Group, LLC, an Illinois limited liability company, of 4136 W. 26th Street, Chicago, IL 60623, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

widower and surviving joint tenant

See Attached.


SUBJECT TO: Covenants, conditions and restrictions of record; Building lines and easements; General real estate taxes for the year 2022 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-34-427-041-0000
Address(es) of Real Estate: 4134 W. North Avenue, Chicago, IL 60639



This transaction is exempt under provisions of Paragraph "E", Section 4, of the Real Estate Transfer Tax Act for the reason that consideration is less than \$100.00

Date: 5-2-23
Signed: Thomas A. [Signature]

REAL ESTATE TRANSFER TAX		07-Dec-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-34-427-041-0000 | 20231101668803 | 1-990-328-368

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

REAL ESTATE TRANSFER TAX		07-Dec-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-34-427-041-0000 | 20231101668803 | 1-365-311-536

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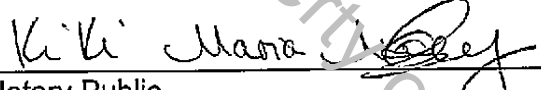
Dated this 2nd day of May, 2023.

By 
Andres Soto

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 Andres Soto personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal this 2nd Day of May, 2023.


Notary Public



Prepared by:
Thomas M Edgeworth
401 S. LaSalle St., Ste 1001A
Chicago, IL 60605

Mail to:
REM Soto Realty Group, LLC
4136 W. 26th Street
Chicago, IL 60623

Name and Address of Taxpayer:
REM Soto Realty Group, LLC
4136 W. 26th Street
Chicago, IL 60623

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: May 2, 2023

Thomas E. Edwards as Agent
GRANTOR OR AGENT

Subscribed and sworn to before me on May 2, 2023

Kiki Maria Mosley
NOTARY PUBLIC



The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: May 2, 2023

Thomas E. Edwards as Agent
GRANTEE OR AGENT

Subscribed and sworn to before me on May 2, 2023

Kiki Maria Mosley
NOTARY PUBLIC



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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Exhibit A – Legal Description

LOT 27 AND ALL OF THAT PART OF LOT 26 LYING EAST OF THE CENTER LINE OF THE NORTH AND SOUTH 13 INCH BRICK WALL RUNNING THE ENTIRE DEPTH OF SAID LOT 26 IN BLOCK 28, IN GARFIELD IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 13-34-427-041-0000

Property Address: 4134 West North Avenue, Chicago, Illinois, 60639

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