

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2402946089 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/29/2024 12:14 PM Pg: 1 of 3

Mail to:

Dreyfus Law Group
2040 N. Harlem Ave
Elmwood Park, IL 60120

Dec ID 20240101619793
ST/CO Stamp 0-574-868-528 ST Tax \$310.00 CO Tax \$155.00
City Stamp 2-140-785-712 City Tax: \$3,255.00

Name & Address of Taxpayer: +Grantee's Address
Anthony Islas
4844 S. Paulina St.
Chicago, IL 60609

(Space for Recorder's Use)

THE GRANTOR(S), Juan M. Gomez and Mariyeen M. Perez Hernandez - As Husband and Wife

of the City of Chicago, County of Cook State of Illinois
for and in consideration of Ten Dollars DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to
THE GRANTEE(S), Anthony Islas Ramirez (a single man)

(Grantee's Address) 4844 S. Paulina St
of the City of Chicago, County of Cook State of Illinois

in the form of ownership:

all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

LOT 19 IN BLOCK 17 IN THE CHICAGO UNIVERSITY SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE WEST 3/4THS OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FIDELITY NATIONAL TITLE
CH23021609

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

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

Permanent Index Number(s): 20-07-213-024-0000

Property Address: 4844 S. Paulina St., Chicago, IL 60609

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Dated this 24th day of January, 2024

(Seal)

Juan M. Gomez

(Seal)

(Seal)

Mariyeen M. Perez Hernandez

(Seal)

(NOTE: Please type or print names below all signatures.)

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
Juan M. Gomez and Mariyeen M. Perez Hernandez - As Husband and Wife

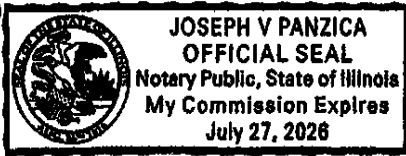
personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 24th day of January, 2024.

[Signature]

Notary Public

(Seal)



My commission expires: 7-27-26

COOK COUNTY, ILLINOIS TRANSFER STAMP

Name & Address of Preparer:
ANTHONY V. PANZICA
ATTORNEY AT LAW
2510 W. IRVING PARK ROAD # B
CHICAGO, IL 60618

Exempt under provisions of Paragraph _____
Section 4, Real Estate Transfer Tax Act.
Date: _____

Buyer, Seller or Representative.

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

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REAL ESTATE TRANSFER TAX

26-Jan-2024



COUNTY:	155.00
ILLINOIS:	310.00
TOTAL:	465.00

20-07-213-024-0000

| 20240101619793 | 0-574-868-528

REAL ESTATE TRANSFER TAX

26-Jan-2024



CHICAGO:	2,325.00
CTA:	930.00
TOTAL:	3,255.00 *

20-07-213-024-0000 | 20240101619793 | 2-140-785-712

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

Property of Cook County Clerk's Office