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24051280100

Doc# 2405128010 Fee \$88.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/20/2024 10:33 AM PG: 1 OF 4

**Warranty Deed
Statutory (Illinois)**

of the city of Lithonia, County of DeKalb, State of GA.

THE GRANTOR(S), SYLVESTER BOLDS, an unmarried man, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to ARMINDA CASTELAN RODRIGUEZ *A married woman, of the City of Chicago, of the County of Cook, State of Illinois.*

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:

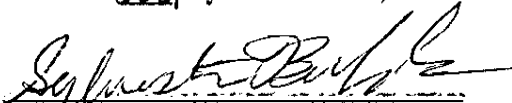
See attached legal description.

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

Subject, however, to the general taxes for the year of 2023 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 instruments, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Property Address: 212 N. KEELER AVE, CHICAGO, IL 60624
Pin: 16-10-414-043-0000

Dated this *20th* day of JANUARY, 2024.


SYLVESTER BOLDS

REAL ESTATE TRANSFER TAX

16-Feb-2024



COUNTY:	128.75
ILLINOIS:	257.50
TOTAL:	386.25

16-10-414-043-0000

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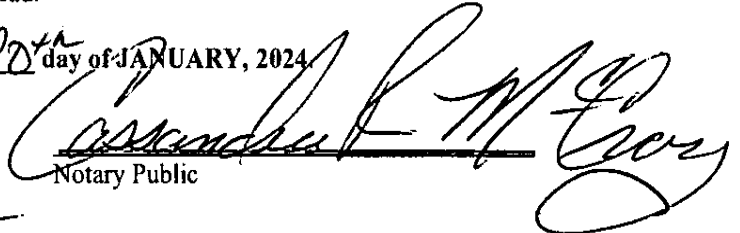
1 of 2

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STATE OF Georgia)
COUNTY OF DeKalb) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that SYLVESTER BOLDS, 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 20th day of JANUARY, 2024


Notary Public


My commission expires: 06-08-2025

THIS DOCUMENT PREPARED BY:
F. Vian, 2136 SCHILLER AVE., WILMETTE IL 60091

MAIL TAX BILL TO: Arminha Castelan Rodriguez
3439 N. OZARK AVE
CHICAGO IL 60634

MAIL RECORDED DEED TO:
Patricia Gutierrez Pascual
Attorney
5716 West Lawrence AVE
CHICAGO IL 60630
773-635-4100



REAL ESTATE TRANSFER TAX		13-Feb-2024
	CHICAGO:	1,931.25
	CTA:	772.50
	TOTAL:	2,703.75 *

16-10-414-043-0000 | 20240201629769 | 0-012-681-776
* Total does not include any applicable penalty or interest due.

Property of Cobb County Clerk's Office

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Exhibit "A"
Property Description

LOTS 45, 46, 47 AND 48 EXCEPT THE SOUTH 121 FEET THEREOF IN THE RESUBDIVISION OF THE SOUTH HALF OF BLOCK 19 IN THE WEST OF CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH $\frac{1}{2}$ OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Legal Description

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