

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2410820021 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 4/17/2024 9:13 AM Pg: 1 of 4

Dec ID 20240401672150  
ST/Co Stamp 1-993-818-416 ST Tax \$303.00 CO Tax \$151.50  
City Stamp 1-129-529-648 City Tax \$3,181.50

THE GRANTOR, **Jesus A. Colon**, married to Bedenia Colon, of 38112 W. Wallen Ave., the City of Lincolnwood, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and Warrants, to **Luis Rivas**, an unmarried man, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A.

**SUBJECT TO:** covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

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: 16-03-216-037-0000


Address of Real Estate: 1420 N. Keeler Ave., Chicago, IL 60651

This is not and never has been homestead property for Bedenia Colon.

Dated this 12<sup>th</sup> day of April 2024

**Fidelity National Title OC24004063**

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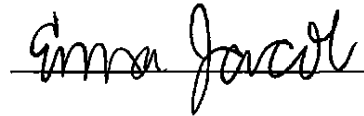
  
Jesus A. Colon

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Jesus A. Colon**, 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 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 4 day of April 2024.



 (Notary Public)

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**Prepared By:** Thomas J. Scannell  
3135 W. 95<sup>th</sup> Street  
Evergreen Park, IL 60805

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**MAIL TO**  
*Name & Address of Taxpayer:*  
Luis Rivas  
1420 N. Keeler Ave.  
Chicago, IL 60651

GRANTEE'S ADDRESS ^

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## EXHIBIT A

LOT 303 IN DAVENPORT SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

16-Apr-2024



COUNTY:	151.50
ILLINOIS:	303.00
TOTAL:	454.50

16-03-216-037-0000

| 20240401672150 | 1-993-818-416

**REAL ESTATE TRANSFER TAX**

16-Apr-2024



CHICAGO:	2,272.50
CTA:	909.00
TOTAL:	3,181.50 *

16-03-216-037-0000 | 20240401672150 | 1-129-529-648

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

Property of Cook County Clerk's Office