

UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
JOINT TENANTS**

Doc#: 2412214009 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/1/2024 9:09 AM Pg: 1 of 3

Dec ID 20240401687729

ST/Co Stamp 1-060-407-600 ST Tax \$290.00 CO Tax \$145.00

City Stamp 0-581-044-528 City Tax \$3,045.00

Property of Cook County Clerk's Office

THE GRANTOR(S), Rosario R. Nieto and Manuel B. Nieto, wife and husband, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and warrant(s) to Ramiro Rodriguez Araujo and Blanca A. Santos, not as tenants in common, but as joint tenants, (GRANTEE'S ADDRESS) 504 Chicago Road, Thorton, Illinois 60476 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 21 IN BLOCK 7 IN ARTHUR T. MCINTOSH 63RD STREET ADDITION BEING A SUBDIVISION OF WEST 1/2 OF SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2023 hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as tenants in common, but as joint tenants forever.

Permanent Real Estate Index Number(s): 19-15-410-020-0000

Address(es) of Real Estate: 6059 South Kildare Avenue, Chicago, Illinois 60629

Dated this 26 day of April, 2024

Rosario R. Nieto
Rosario R. Nieto

Manuel B. Nieto
Manuel B. Nieto

FIDELITY NATIONAL TITLE

0024604193

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Rosario R. Nieto and Manuel B. Nieto, 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 26 day of April, 2024



[Signature] (Notary Public)

Prepared By: Luis Martinez - Attorney at Law
4111 W 63rd Street
Chicago, Illinois 60629

Mail To:
Thayer C. Torgerson - Attorney at Law
2400 North Western Avenue
Chicago, Illinois 60647

Name & Address of Taxpayer:
Ramiro Rodriguez Araujo
Blanca A. Santos
6059 South Kildare Avenue
Chicago, Illinois 60629

City of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

26-Apr-2024



COUNTY:	145.00
ILLINOIS:	290.00
TOTAL:	435.00

19-15-410-020-0000

| 20240401687729 | 1-060-407-600

REAL ESTATE TRANSFER TAX

26-Apr-2024



CHICAGO:	2,175.00
CTA:	870.00
TOTAL:	3,045.00 *

19-15-410-020-0000 | 20240401687729 | 0-581-044-528

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

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