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Doc#: 2415820381 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/6/2024 12:16 PM Pg: 1 of 6

Dec ID 20240601621052

ST/Co Stamp 0-317-787-440 ST Tax \$365.00 CO Tax \$182.50

City Stamp 1-659-964-720 City Tax \$3,832.50

48484

WARRANTY DEED ILLINOIS STATUTORY

Property of Cook County Clerk's Office

(The Above Space for Recorder's Use Only)

THE GRANTOR Guadalupe Regalado N/K/A Guadalupe Ryan, a married woman for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Aura M Rivera and Abigail Rivera, both unmarried, as joint tenants in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-29-303-034-0000

Property Address: 2721 North Merrimac Avenue, Chicago, IL 60639

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

*This is not homestead property to the spouse of Guadalupe Ryan.

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 23 day of May, 2024.


Guadalupe Regalado N/K/A Guadalupe Ryan

Grantee Address:
4515 W. Wrightwood Ave
Chicago IL 60639

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STATE OF ILLINOIS)
) SS,
COUNTY OF *Cook*)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Guadalupe Regalado N/K/A Guadalupe Ryan 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 in the 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 notarial seal, this 23 day of May, 2024.

Jill Lemmon

Notary Public



THIS INSTRUMENT PREPARED BY
Thomas S. McLaughlin
McLaughlin Law Group
15812 S. Wolf Rd.
Orland Park, IL 60467

Acuity Title
5215 Old Orchard Rd.
*****Suite 440*****
Skokie, IL 60077

MAIL TO:

Abigail Rivera
2721 n. Merrimac Ave
Chicago IL 60639

SEND SUBSEQUENT TAX BILLS TO:

Aura M Rivera
2721 North Merrimac Avenue
Chicago, IL 60639

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EXHIBIT A LEGAL DESCRIPTION

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File #: 48484

Exhibit "A"

Property Address: 2721 North Merrimac Avenue, Chicago, IL 60639

County: Cook

Tax Parcel #: 13-29-303-034-0000

THE SOUTH 31.26 FEET OF THE NORTH 56.26 FEET OF LOT 34 IN TITLEY'S DIVERSEY AVENUE SUBDIVISION OF LOT 4 IN CIRCUIT COURT PARTITION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE SOUTH 33-1/3 ACRES) AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE SOUTH 33-1/3 ACRES) IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

05-Jun-2024



COUNTY:
ILLINOIS:
TOTAL:

182.50
365.00
547.50

13-29-303-034-0000

20240601621052 | 0-317-787-440

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

05-Jun-2024



CHICAGO:	2,737.50
CTA:	1,095.00
TOTAL:	3,832.50 *

13-29-303-034-0000 | 20240601621052 | 1-659-964-720

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