

UNOFFICIAL COPY

WARRANTY DEED

Fee Simple

MAIL TO:

Juana Regalado
15 E 99th Place
Chicago, IL 60628

Doc#: 2415820537 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/6/2024 2:58 PM Pg: 1 of 3

Dec ID 20240601621582

ST/Co Stamp 1-812-991-280 ST Tax \$215.00 CO Tax \$107.50

City Stamp 0-182-750-512 City Tax \$2,257.50

THE GRANTOR, Brian Mota, a unmarried man, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to ~~Juana~~ Juana Regalado, a married woman of 4739 S. Maplewood Ave Chicago IL 60632 the following described Real Estate:

LEGAL DESCRIPTION

LOT 46 IN BLOCK 3 IN BASS' FIRST ADDITION TO PULLMAN, BEING A SUBDIVISION OF THE NORTH 1/2 AND THE NORTH 33 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 15 East 99th Place, Chicago, Illinois 60625

Property Index No.: 25-10-301-011-0000

SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2023 and subsequent years, and acts done by or through the Buyers.

IN WITNESS WHEREOF, Seller has signed and sealed this Warranty Deed in the County of Cook, State of Illinois this 28 day of May, 2024.


Brian Mota

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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, DO HEREBY CERTIFY THAT, Brian Mota, known to me to be the same persons whose names is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of May, 2024.



NOTARY PUBLIC



Commission expires: 12/28/2024

This instrument was prepared by: Nick V. Marinkovich
Dreyfus Law Group
2040 N. Harlem Avenue
Elmwood Park, IL 60707

GRANTEE'S ADDRESS
SEND SUBSEQUENT TAX BILLS TO:

Juana Regalado
15 E 99th Place
Chicago, IL 60628

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

05-Jun-2024



| | |
|------------------|--------|
| COUNTY: | 107.50 |
| ILLINOIS: | 215.00 |
| TOTAL: | 322.50 |

25-10-301-011-0000

| 20240601621582 | 1-812-991-280

REAL ESTATE TRANSFER TAX

05-Jun-2024



| | |
|-----------------|------------|
| CHICAGO: | 1,612.50 |
| CTA: | 645.00 |
| TOTAL: | 2,257.50 * |

25-10-301-011-0000 | 20240601621582 | 0-182-750-512

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

Property of Cook County Clerk's Office