

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2417330161 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 6/21/2024 11:55 AM Pg: 1 of 4

Dec ID 20240301661949  
ST/Co Stamp 1-735-753-008 ST Tax \$0.00 CO Tax \$0.00  
City Stamp 2-058-337-584 City Tax \$0.00

(The Above Space for Recorder's Use Only)

THE GRANTORS **Sabas Salgado and Elvia Salgado N/K/A Elvia Ocampo De Salgado**, married to each other, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, **CONVEY and WARRANTS to: the Sabas Salgado Trust dated December 4, 2023** and all and every Successor Trustee of Trustees, a one-half interest and **the Elvia Ocampo De Salgado Trust dated December 4, 2023**, and all and every Successor Trustee of Trustees, a one-half interest 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): 19-13-224-030-0000

Property Address: 2554, 2556 and 2558 W 59th St, Chicago, IL 60629



**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.

**This is not Homestead Property.**

REAL ESTATE TRANSFER TAX	20-Jun-2024
 CHICAGO:	0.00
CTA:	0.00
<b>TOTAL:</b>	<b>0.00 *</b>

19-13-224-030-0000 | 20240301661949 | 2-058-337-584

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

REAL ESTATE TRANSFER TAX	20-Jun-2024
  COUNTY:	0.00
ILLINOIS:	0.00
<b>TOTAL:</b>	<b>0.00</b>

19-13-224-030-0000 | 20240301661949 | 1-735-753-008

**UNOFFICIAL COPY**Dated this 14<sup>th</sup> day of March, 2023.Sabas Salgado  
Sabas SalgadoElvia Ocampo de Salgado  
Elvia Salgado  
N/K/A Elvia Ocampo De SalgadoSTATE OF ILLINOIS )  
) SS,  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sabas Salgado and Elvia Salgado N/K/A Elvia Ocampo De Salgado, personally known to me to be the same persons whose names are 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 14<sup>th</sup> day of March, 2023.Sarah Tierney  
Notary Public

## THIS INSTRUMENT PREPARED BY:

Brian Tierney  
Attorney at Law  
6348 S Central Ave  
Chicago, IL 60638

## MAIL TO:

Sabas Salgado  
5853 S Maplewood Ave, Apt 2R  
Chicago, IL 60629

## SEND SUBSEQUENT TAX BILLS TO:

Sabas Salgado  
5853 S Maplewood Ave, Apt 2R  
Chicago, IL 60629

Exempt under provisions of Paragraph E, Section 31-45, of the Illinois Real Estate Transfer Tax Law, under provisions of Paragraph 5, Section 74-106, of the Cook County Real Property Transfer Tax Ordinance and under Paragraph E, Section 3-33-060, of the Chicago Real Property Transfer Tax Ordinance.

3/14/2024  
DateBrian Tierney  
Representative

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## EXHIBIT A LEGAL DESCRIPTION

LOTS 24 AND 25 IN BLOCK 5 IN COBE AND MCKINNON'S 59TH STREET AND WESTERN AVENUE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 03 | 14 | 2024

SIGNATURE: *Brian Tierney*  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

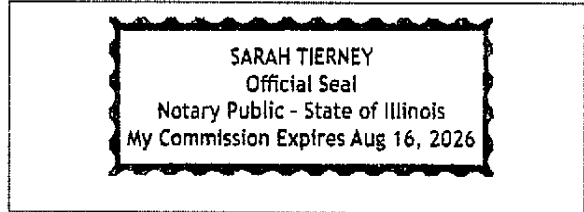
Sarah Tierney

By the said (Name of Grantor): Samas Salgado

On this date of:           , 2024

NOTARY SIGNATURE: *[Signature]*

**AFFIX NOTARY STAMP BELOW**



### GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 03 | 14 | 2024

SIGNATURE: *Brian Tierney*  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

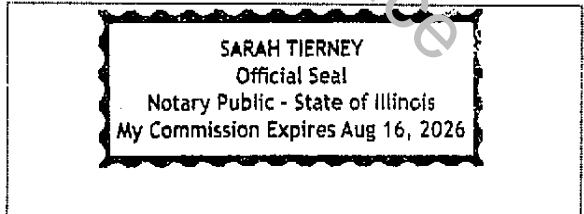
Sarah Tierney

By the said (Name of Grantee): Salgado Trust

On this date of: 03 | 14 | 2024

NOTARY SIGNATURE: *[Signature]*

**AFFIX NOTARY STAMP BELOW**



### **CRIMINAL LIABILITY NOTICE**

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, Any person who knowingly submits a false statement concerning the identity of a GRANTEE shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to DEED or ABI to be recorded in Cook County, Illinois if exempt under provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)