

UNOFFICIAL COPY



#410789908
GIT (1/3)

Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL TO INDIVIDUAL**

Doc#: 2422114525 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 8/8/2024 1:04 PM Pg: 1 of 2

Dec ID 20240701662072

ST/Co Stamp 1-553-954-608 ST Tax \$290.00 CO Tax \$145.00

City Stamp 0-303-806-256 City Tax \$3,045.00

Property of Cook County Clerk's Office

THE GRANTOR(S), Heriberto Hernandez Patino, a single man, not party to a civil union, 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 Arraina F. Lee (GRANTEE'S ADDRESS) 7551 S. Yale Ave., Chicago, IL 60620 of the County of Cook, not as tenants in common, but as joint tenants, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 16 (EXCEPT THE SOUTH 11.25 FEET THEREOF) AND THE SOUTH 15 FEET OF LOT 15 IN BLOCK 12 IN BAIRD AND ROWLANDS SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes not due and payable at the time of closing, general taxes for the year 2024 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2024 installments not due at the date hereof of any special tax or assessment for improvements heretofore below, covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

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): 20-31-216-038-0000

Address(es) of Real Estate: 8136 S. Winchester Ave., Chicago, Illinois 60620

UNOFFICIAL COPY

Dated this 16th day of January, 2024

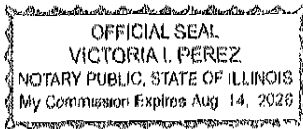
Heriberto Hernandez Patino
Heriberto Hernandez Patino

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Heriberto Hernandez Patino,

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 16th day of January, 2024



[Signature] (Notary Public)

Prepared By: Victoria I. Perez, P.C.
Attorney at Law
4126 North Lincoln Ave., Unit 1
Chicago, Illinois 60618

REAL ESTATE TRANSFER TAX		07-Aug-2024
	CHICAGO:	2,175.00
	TOTAL:	870.00
	TOTAL:	3,045.00 *

20-31-218-038-0000 | 20240701662072 | 0-303-808-256
* Total does not include any applicable penalty or interest due.

Mail To:
ARRAINA F. LEE
8136 S. WINCHESTER AVE
CHICAGO, IL 60620

REAL ESTATE TRANSFER TAX		07-Aug-2024
	COUNTY:	145.00
	ILLINOIS:	290.00
	TOTAL:	435.00

20-31-218-038-0000 | 20240701662072 | 1-553-954-808

Name & Address of Taxpayer:
ARRAINA F LEE
8136 S. WINCHESTER AVE
CHICAGO, IL 60620