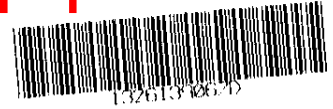


UNOFFICIAL COPY



**Warranty Deed
(Individual to Individual)
FEE SIMPLE**

Doc#: 1326139067 Fee: \$40.00
RHSP Fee: \$9.00 APRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/18/2013 02:12 PM Pg: 1 of 2

472829

Above Space for Recorder's Use Only

THE GRANTOR(s), ABDIAS ARELLANO married to VALERIA GUTIERREZ* and JAIME SOLORZANO married to MONICA MEDINA*, of the City of Chicago, County of Cook, State of Illinois for and in consideration in hand paid, **CONVEY(s) and WARRANT(s)** to HECTOR SANCHEZ, in fee simple, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: **(See Page 2 for legal Description)**, hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

SUBJECT TO: GENERAL real estate taxes not yet due and payable; covenants, conditions, restrictions of record, building lines and easements, if any, so long as they do not interfere with Purchaser's use and enjoyment of the property. To hold Forever in Fee Simple.

Permanent Real Estate Index Number(s) 13-23-314-022-0000
Address(es) of Real Estate: 3446 N. Lawndale Avenue, Chicago, IL. 60618

The date of this deed of conveyance is September 13, 2013.

Abdias Arellano (Seal)
ABDIAS ARELLANO

Valeria Gutierrez (Seal)
-- **VALERIA GUTIERREZ** - Signing for the sole purpose of waiving homestead.

Jaime Solorzano (Seal)
JAIME SOLORZANO

Monica Medina (Seal)
MONICA MEDINA - Signing for the sole purpose of waiving homestead.

State of IL, County of DuPage, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ABDIAS ARELLANO, JAIME SOLORZANO, VALERIA GUTIERREZ AND MONICA MEDINA are personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the releases and waiver of the right of homestead.

(Impress Seal Here)
(My Commission Expires 4/23/17)

Given under my hand and official seal



[Signature]
Notary Public

HERITAGE TITLE COMPANY
5849 W LAWRENCE AVE
CHICAGO, IL 60630

UNOFFICIAL COPY

LEGAL DESCRIPTION

Permanent Real Estate Index Number(s) 13-23-314-022-0000
Address(es) of Real Estate: 3446 N. Lawndale Avenue, Chicago, Illinois, 60618

LOT 2 IN W.H. GIESECKE AND SONS RESUBDIVISION OF BLOCK 1 AND LOTS 4 TO 7 AND 14 TO 24, ALL INCLUSIVE IN BLOCK 3 IN J.R. WICKERSHAM'S RESUBDIVISION OF BLOCKS 5 AND 6 IN K.K. JONES' SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Grantee (purchaser) herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the day of this deed. After this 30 day period, grantee is further prohibited from conveying the property for a sales price greater than \$157,560.00 until 90 days from the day of this deed. These restrictions shall run with the land and are not personal to the grantee.

This instrument was prepared by:



Guillermo Alvarado, ESQ.
The Law Offices of Guillermo Alvarado, Ltd.
545 S. York Rd., Suite 100
Bensenville Illinois 60106

Send subsequent tax bills to:
Hector Sanchez
3446 N. Lawndale Avenue
Chicago, IL 60618

Recorder-mail recorded documents to:
Hector Sanchez
3446 N. Lawndale Avenue
Chicago, IL 60618

REAL ESTATE TRANSFER	09/18/2013
	CHICAGO: \$986.25
	CTA: \$394.50
	TOTAL: \$1,380.75

13-23-314-022-0000 | 20130901603090 | G8CSDY

REAL ESTATE TRANSFER	09/18/2013
 	COOK \$65.75
	ILLINOIS: \$131.50
	TOTAL: \$197.25

13-23-314-022-0000 | 20130901603090 | N81RXF