

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 1424735006 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/04/2014 08:28 AM Pg: 1 of 3

MIRIAM VEJAR-RAMIREZ, a single woman of the City of Stickney, State of Illinois, "GRANTOR," for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to Hector Garcia as Trustee of the Hector Garcia Living Trust Dated February 15th, 2007, a married man from the City of Countryside, State of Illinois, the following described real estate:

First American Title
Order # 2516149
(10f1)

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

COMMONLY KNOWN AS: 1628 Grove Avenue Berwyn, Illinois 60402

PIN: 16-19-306-024-0000

Situated in the County of Cook, STATE OF ILLINOIS. The Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the STATE OF ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; and general real estate taxes of the second installment of the year 2013 and subsequent years.

IN WITNESS WHEREOF, said Grantor has caused her name to be signed to these presents on the day and year first above written.

MIRIAM VEJAR-RAMIREZ

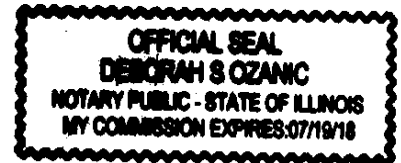
Miriam Ramirez
Seller

THE CITY OF BERWYN, IL REAL ESTATE TRANSFER TAX \$1000.00
8/6/14 COLLECTOR'S OFFICE

STATE OF ILLINOIS )
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County, in the State, aforesaid, DO HEREBY CERTIFY MIRIAM VEJAR-RAMIREZ is personally known to me, and whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as their free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal this 6 day of August, 2014.
Deborah S. Ozanic
Notary Public



This instrument prepared by: Ian B. Berliner, Esq., 53 W. Jackson Blvd., Suite 1430, Chicago, IL 60604

After recording, return to: Hector Garcia 6420 Cermak Rd Berwyn IL 60402
Send Subsequent Tax Bills to: same

Handwritten initials and numbers: X 3 N Y 10, S N S C INT

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX  
 COUNTY: 08-Aug-2014 50.00  
 ILLINOIS 100.00  
 TOTAL: 150.00  
 16-19-306-024-0000 | 20140801619072 | 2-103-994-496

MY COMMISSION EXPIRES 07-18-18  
 NOTARY PUBLIC - STATE OF ILLINOIS  
 DEBORAH S OZANIC  
 OFFICIAL SEAL

# UNOFFICIAL COPY

EXHIBIT "A"  
LEGAL DESCRIPTION

**LOT 3 IN BLOCK 2 IN THE FIRST ADDITION TO W.G. MC INTOSH'S METROPOLITAN ELEVATED SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 LYING NORTH OF THE SOUTH 1271.3 FEET OF THE SOUTH 300 ACRES OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ALSO OF BLOCKS 78, 79, AND 80 IN THE SUBDIVISION OF SECTION 19 (EXCEPT THE SOUTH 300 ACRES THEREOF) IN COOK COUNTY, ILLINOIS.**

Commonly known as: 1628 Grove Avenue Berwyn, Illinois 60402

Permanent Index No.: 16-19-306-024-0000

THIS DEED IS SUBJECT TO: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY LINES AND EASEMENTS; GENERAL REAL ESTATE TAXES FOR THE YEAR OF 2013 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.

Property of Cook County Clerk's Office