

UNOFFICIAL COPY



PREPARED BY:

Nery & Richardson LLC
4258 West 63rd Street
Chicago, Illinois 60629

703411/1

Doc#: 1503318030 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/02/2015 01:17 PM Pg: 1 of 4

MAIL TAX BILL TO:

Rafael Rios
5944 S. Major Ave.
Chicago, IL 60638

MAIL RECORDED DEED TO:

Nery & Richardson LLC
4258 W. 63rd St.
Chicago, IL 60629

WARRANTY DEED

THE GRANTOR(S), Cesar Sanchez and Maria Sanchez, husband and wife, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to Rafael Rios, whose address is 3818 W. 45th Place, Chicago, IL 60632, all right, title, and interest in the following described real estate situated in Cook County, Illinois, to wit:

THE NORTH HALF OF THE SOUTH HALF, OF LOT 88 IN FREDERICK BARTLETT'S CENTRAL AVENUE ADDITION SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING SOUTH OF THE RIGHT OF WAY OF CHICAGO AND WESTERN INDIANA RAILROAD COMPANY OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 5944 S. Major Avenue, Chicago, IL 60638
PIN(s): 19-17-405-019-0000

Subject to: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed.

Grantee herein is prohibited from conveying captioned property for any sale price for a period of 30 days from the date of this deed. After this 30-day period, Grantee is further prohibited from conveying the property for a sales price greater than \$169,200 until 90 days from the date of this deed. These restrictions shall run with the land are not personal to the Grantee.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises forever.

Dated this 23rd Day of January 20 15

Cesar Sanchez

Maria Sanchez

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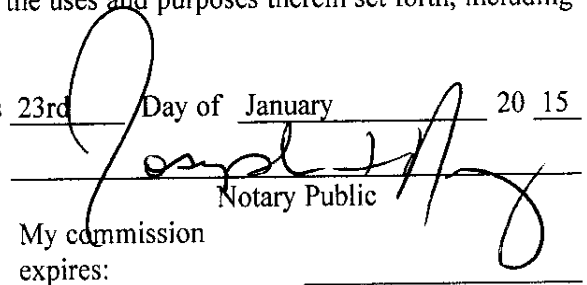
Warranty Deed - *Continued*

STATE OF Illinois) SS.
COUNTY OF Cook)

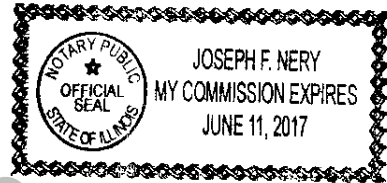
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Cesar Sanchez and Maria Sanchez, personally known to me to be the same person(s) whose name(s) is/are subscribed to the

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 release and waiver of the right of homestead.

Given under my hand and notarial seal, this 23rd Day of January 20 15



Notary Public
My commission expires: _____



Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

02-Feb-2015



CHICAGO:	1,057.50
CTA:	423.00
TOTAL:	1,480.50

19-17-405-019-0000 | 20150101658827 | 0-490-442-368

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

02-Feb-2015



COUNTY:	70.50
ILLINOIS:	141.00
TOTAL:	211.50

19-17-405-019-0000 | 20150101658827 | 0-692-031-104