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Doc#: 1505545026 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/24/2015 10:04 AM Pg: 1 of 3

WARRANTY DEED

Joint Tenant

THIS INDENTURE WITNESSETH, that the Grantor(s), Maria Del Carmen Zinzer, a widow of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Maria Del Carmen Ruiz and Antonio Raya, (Grantee's Address) 10430 S. Avenue F, Chicago, IL 60617, not as Tenants in Common but as Joint Tenants, the following described real estate, to-wit:

THE NORTH 1/2 OF LOT 22, AND ALL OF LOT 23 IN BLOCK 6 IN STATELINE PARK, BEING PETER FOOTE'S SUBDIVISION OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 26-17-207-041-0000

Address of Real Estate: 10753 S. Avenue D, Chicago, IL 60617

#1453061 Y1

Subject to the following restrictions: a) all taxes and special assessments for the year 2013 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 22 Day of September, 2014

Maria del Carmen Zinzer
Maria Del Carme Zinzer

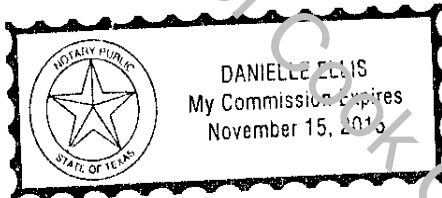
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STATE OF Texas)

COUNTY OF Travis) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Marie Del Carmen Zinzer, a widow personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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 22 day of Sept, 2014.




Danielle Ellis
Notary Public



This Instrument was prepared by:

Laurence A. Velchek
9130 S. Houston Ave
Chicago IL 60617

Future Tax Bills to:
Maria del Carmen & Antonio Raya
10753 S. Avenue D
Chicago, IL 60617

After recording return document to:
Law Office of Isabel Martinez
10536 S. Ewing Avenue
Chicago, IL 60617

REAL ESTATE TRANSFER TAX	24-Feb-2015
	
CHICAGO:	787.50
CTA:	315.00
TOTAL:	1,102.50
26-17-207-041-0000 20150201660884 0-454-984-064	

REAL ESTATE TRANSFER TAX	24-Feb-2015
 	
COUNTY:	52.50
ILLINOIS:	105.00
TOTAL:	157.50
26-17-207-041-0000 20150201660884 2-034-884-224	

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ADDENDUM TO WARRANTY DEED

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this thirty day period, Grantee is further prohibited from conveying the property for a sales price greater than \$126,000.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

This property is being sold in "as is" condition.

Property of Cook County Clerk's Office