

# UNOFFICIAL COPY

THIS DOCUMENT WAS PREPARED BY:  
Shelly Burke  
1040 W. Randolph Street  
Chicago, IL 60607

WHEN RECORDED RETURN TO:  
Monica Navarrete  
1915 N. Lockwood Avenue  
Chicago, Illinois 60639

SEND FUTURE TAX BILLS TO:  
Monica Navarrete  
1915 N. Lockwood Avenue  
Chicago, Illinois 60639



Doc#: 1524545068 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/02/2015 02:42 PM Pg: 1 of 4

(Above Space for Recorder's Use Only)

## WARRANTY DEED

The Grantor, Julio Ortiz, and Juan Ortiz, as joint tenants, of the City of Chicago, County of Cook, State of Illinois, for the consideration of Ten (\$10.00) dollars, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable considerations in hand paid does hereby GRANT, BARGAIN, REMISE, RELEASE, ALIEN, AND CONVEY to Monica Navarrete, an individual, whose address is 1915 N. Lockwood Avenue, Chicago, IL 60639 (the "Grantee") the real property more particularly described on Exhibit A, attached hereto and made a part hereof (the "Property"), situated in the County of Cook in the State of Illinois. Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Together with all and singular hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate right, title, interest, claim and demand whatsoever, of Grantor, either at law or in equity of, in and to the above described real estate.

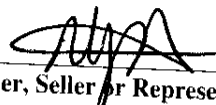
TO HAVE AND TO HOLD the said Property as described above, with the appurtenances, unto the Grantee, forever.

The Grantor, itself and its successors and assigns, does covenant, promise and agree to and with the Grantee and their respective successors and assigns, that Grantor has neither done nor suffered to be done, anything whereby the said Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor WILL WARRANT AND DEFEND, said Property against all persons claiming, or to claim the same by, through or under it.

Exempt under provisions of Paragraph E  
35 ILCS 200/31-45

7/27/15   
Date Buyer, Seller or Representative

Exempt under provisions of Paragraph E  
Section 3-33-060 Chicago Real Property Transfer Tax  
Code.

7/27/15   
Date Buyer, Seller or Representative

City of Chicago  
Dept. of Finance  
693926



Real Estate  
Transfer  
Stamp

\$0.00

9/2/2015 14:30  
3049

Batch 10.457.669

# UNOFFICIAL COPY

Dated this 27<sup>th</sup> day of July, 2015.

by: Julio Ortiz  
Julio Ortiz  
Juan Ortiz  
Juan Ortiz

STATE OF ILLINOIS

COUNTY OF COOK

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREPY CERTIFY THAT JULIO ORTIZ, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS 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 27 day of July, 2015

Kelly O'Keefe  
NOTARY PUBLIC



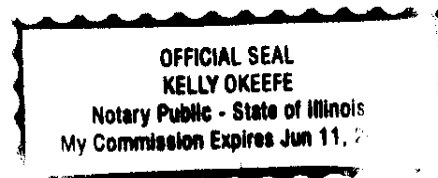
STATE OF ILLINOIS

COUNTY OF COOK

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Given under my hand and official seal, this 27 day of July, 2015

Kelly O'Keefe  
NOTARY PUBLIC



# UNOFFICIAL COPY

LOT 138 IN GALEWOOD RESIDENTIAL SUBDIVISION BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 40, NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, IL.

Parcel 2:

NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS IN, ON OVER, UPON THROUGH AND ACROSS THOSE PORTIONS OF LOT 169 IMPROVED AS ROADWAY.

PIN: 13-33-327-138-0000, Part of 13-33-300-037

Address of Real Estate: 1915 N. Lockwood Ave, Chicago, IL 60639

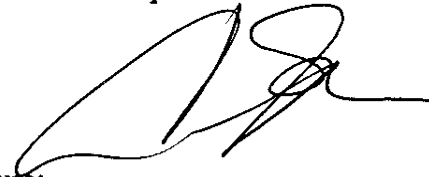
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

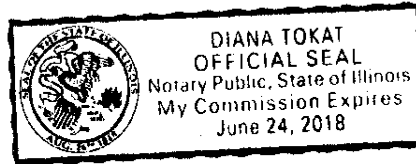
## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated July 25, 2015

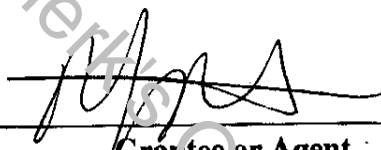
Signature:   
**Grantor or Agent**

Subscribed and sworn to before me  
By the said Andreas Glor  
This 25 day of July, 2015  
Notary Public Diana Tokat



The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date July 25, 2015

Signature:   
**Grantee or Agent**

Subscribed and sworn to before me  
By the said Shelly Birn  
This 25 day of July, 2015  
Notary Public Diana Tokat



**Note:** Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)