

UNOFFICIAL COPY

709792 1/2
PREPARED BY:
Nery & Richardson LLC
4258 West 63rd Street
Chicago, Illinois 60629



Doc#: 1534319046 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/09/2015 10:26 AM Pg: 1 of 4

709792
MAIL TAX BILL TO:
Baldemar Iruegas
3737 W. 67th Place
Chicago, IL 60629

MAIL RECORDED DEED TO:
Joseph Talarico
15000 S. Cicero Ave
Oak Forest, IL 60452

WARRANTY DEED

THE GRANTOR(S), Alejandro Yanez, married to Lilia Zamora, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to Baldemar Iruegas, whose address is 3737 W. 67th Pl., Chicago, IL 60029, all right, title, and interest in the following described real estate situated in Cook County, Illinois, to wit:

and Sandra Iruegas, husband and wife, not as tenants in common, but as joint tenants

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 2554 W. 60th St., Chicago, IL 60629
PIN(s): 19-13-404-023-0000

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.

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 25th Day of November 20 15

Alejandro Yanez
Alejandro Yanez

Lilia Zamora
Lilia Zamora

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 Alejandro Yanez and Lilia Zamora, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument, as 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 25th Day of November 20 15

Isley Nery
Notary Public
My commission expires: 9/6/17



UNOFFICIAL COPY

EXHIBIT "A"

LOT 25 IN BLOCK 12 IN COBE AND MCKINNON'S 59TH STREET AND WESTERN AVENUE SUBDIVISION OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

709792

REAL ESTATE TRANSFER TAX

08-Dec-2015



CHICAGO:	1,425.00
COTA:	570.00
TOTAL:	1,995.00

19-13-404-023-0000 | 20151101647697 | 0-343-589-952

Property of Cook County Clerk's Office

UNOFFICIAL COPY

709792

REAL ESTATE TRANSFER TAX

08-Dec-2015



COUNTY:	95.00
ILLINOIS:	190.00
TOTAL:	285.00

19-13-404-023-0000 | 20151101647697 | 0-880-460-864

Property of Cook County Clerk's Office