



Chicago Title Insurance Company

Warranty DEED
ILLINOIS STATUTORY
JOINT TENANTS



Doc#: 1601404045 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/14/2016 03:09 PM Pg: 1 of 3

FIRST AMERICAN TITLE
FILE # 2689781

THE GRANTOR(S), *MARTHA NIETO and SAUL ROJAS**, ^{married to each other} of the City of CHICAGO, County of COOK, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to SANDRA ANQUIANO ^{as joint tenants}, FERNANDO MANRIQUEZ ^{ORTEGA *} (GRANTEE'S ADDRESS) 3415 W. 63RD PLACE, CHICAGO, IL 60629 ^{* husband and wife as tenants by the entirety} of the County of COOK, all interest in the following described Real Estate situated in the COOK in the State of Illinois, to wit:

* a/k/a MARTHA FABIOLA NIETO RICO
** a/k/a SAUL ROJAS JIMENEZ

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO:

Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Party wall rights and agreements, Existing leases and tenancies, Special taxes or assessment for improvements not yet completed, Any confirmed special tax or assessment, Installments not due at the date hereof of any special tax or assessment for improvements heretofore completed, General taxes for the year 2015 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2015 AND SUBSEQUENT YEARS.

Permanent Real Estate Index Number(s): 19-23-205-014-0000
Address(es) of Real Estate: 3415 W. 63RD PLACE, CHICAGO, IL 60629

Dated this 23rd day of December, 2015

MARTHA NIETO
MARTHA NIETO
*a/k/a MARTHA FABIOLA NIETO RICO

SAUL ROJAS
SAUL ROJAS
** a/k/a SAUL ROJAS JIMENEZ

S Y
P 3
C N
NOV Y
2015 AB

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

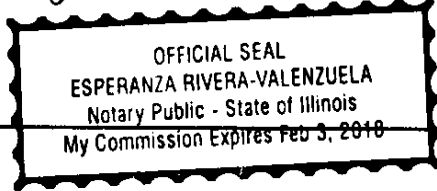
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MARTHA NIETO and SAUL ROJAS, * a/k/a MARTHA FABIOLA NIETO RICO
** a/k/a SAUL ROJAS JIMENEZ

personally known to me to be the same person(s) whose name(s) 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 official seal, this 23rd day of December, 2015



Esperanza Rivera-Valenzuela (Notary Public)



Prepared By:


Law Office Of Esperanza Rivera-Valenzuela, LLC
6418 W. OGDEN AVE
BERWYN, IL 60402

Mail To:

3415 W. 63RD PLACE
CHICAGO, IL 60629



Name & Address of Taxpayer:

SANDRA ANQUIANO, FERNANDO MANRIQUEZ
3415 W. 63RD PLACE
CHICAGO, IL 60629

REAL ESTATE TRANSFER TAX		01-Jan-2016
	CHICAGO:	1,072.50
	CTA:	429.00
	TOTAL:	1,501.50 *

19-23-205-014-0000 | 20151201655787 | 0-802-131-006

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		01-Jan-2016
	COUNTY:	71.50
	ILLINOIS:	143.00
	TOTAL:	214.50

19-23-205-014-0000 | 20151201655787 | 0-302-117-952

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Legal Description: THE WEST 19 FEET OF LOT 54 AND ALL OF LOT 55 AND THE EAST 6 FEET OF LOT 56 IN BLOCK 3 IN JOHN F. EBERHARDT'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 19-23-205-014-0000 Vol. 0401

Property Address: 3415 West 63rd Place, Chicago, Illinois 60629

Property of Cook County Clerk's Office