

# UNOFFICIAL COPY

## CITYWIDE

### TITLE CORPORATION

850 W. JACKSON BLVD., SUITE 220  
CHICAGO, IL 60607

#### PREPARED BY:

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

710402-012

#### MAIL TAX BILL TO:

Salvador Esparza  
5340 S. Lawndale Ave.  
Chicago, IL 60632

#### MAIL RECORDED DEED TO:

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

Doc#: 1602956174 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 01/29/2016 10:44 AM Pg: 1 of 2

Dec ID 20160101662904

ST/CO Stamp 0-766-485-056 ST Tax \$158.00 CO Tax \$79.00

City Stamp 1-074-766-400 City Tax: \$1,659.00

### WARRANTY DEED

THE GRANTOR(S), Erasto Ramirez and Maria L. Ramirez, formerly known as Maria L. Gutierrez, 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 Salvador Esparza, whose address is 5004 S. Karlov Ave., Chicago, IL 60632, all right, title, and interest in the following described real estate situated in Cook County, Illinois, to wit:

#### SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 5340 S. Lawndale Ave., Chicago, IL 60632  
PIN(s): 19-11-323-049-0000

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 22<sup>nd</sup> Day of January, 2016

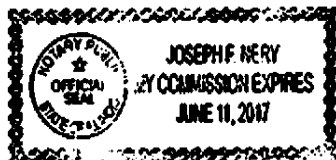
Erasto Ramirez  
Erasto Ramirez

Maria L. Ramirez  
Maria L. Ramirez f.k.a. Maria L. Gutierrez

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Erasto Ramirez and Maria L. Ramirez 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 22<sup>nd</sup> Day of January, 2016



Joseph F. Nery  
Notary Public  
My commission expires:

# UNOFFICIAL COPY

## EXHIBIT "A"

**LOT 16 (EXCEPT THE NORTH 8 FEET 4 INCHES THEREOF), TOGETHER WITH LOT 17 (EXCEPT THE SOUTH 8 FEET 4 INCHES THEREOF), IN BLOCK 3 IN NORTH CHICAGO LAWN SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Property of Cook County Clerk's Office