

UNOFFICIAL COPY



Doc#: 1618346038 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/01/2016 10:28 AM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR, FRANCISCO J. GARCIA, a married man, of the City of Countryside, County of Cook, State of Illinois, for and in consideration of TEN and NO/100 DOLLARS (\$10.00), CONVEYS and WARRANTS to JOSE A. BRAMBILA, JR, a single man, of 5011 South Leamington Avenue, in the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

THIS INSTRUMENT IS SUBJECT TO: covenants and restrictions (including building lines) of record, if any; located private and public utility easements, if any; driveway easements and agreements, if any; general real estate taxes which are not currently payable at the time of closing.

PERMANENT PROPERTY INDEX NO. 19-09-225-003-0000

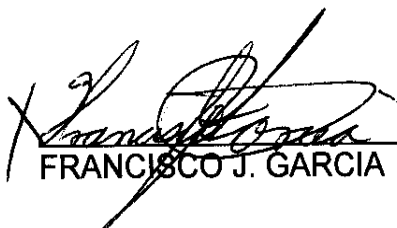
PROPERTY ADDRESS: 5011 South Leamington<sup>Ave</sup> Chicago, Illinois 60638

hereby waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

THIS IS NOT HOMESTEAD PROPERTY.

DATED this 24<sup>th</sup> day of June, 2016

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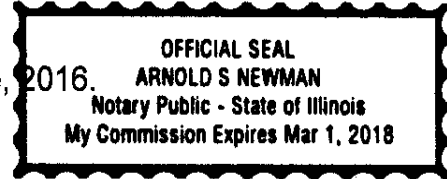
  
\_\_\_\_\_  
FRANCISCO J. GARCIA (SEAL)

③

# UNOFFICIAL COPY

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 FRANCISCO J. GARCIA, 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, this 24<sup>th</sup> day of June, 2016.




Commission Expires Arnold S Newman Notary Public

This instrument was prepared by Arnold S. Newman, Esq., Newman, Boyer & Statham, Ltd., 18400 Maple Creek Drive, Suite 500, Tinley Park, IL 60477



MAIL TO: JOSE A BRAMBILA, 5011 S LEAMINGTON, CHICAGO, IL 60638

SEND TAX BILLS TO: Jose A. Brambila, 5011 South Leamington<sup>Ave</sup>, Chicago, IL 60638

REAL ESTATE TRANSFER TAX		27-Jun-2016
	CHICAGO:	1,350.00
	CTA:	540.00
	<b>TOTAL:</b>	<b>1,890.00 *</b>

19-09-225-003-0000 | 20160601621822 | 1-529-664-832

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

REAL ESTATE TRANSFER TAX		27-Jun-2016
 	COUNTY:	90.00
	ILLINOIS:	180.00
	<b>TOTAL:</b>	<b>270.00</b>

19-09-225-003-0000 | 20160601621822 | 0-992-793-920

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 34 IN BLOCK 59 IN FREDERICK H. BARTLETT'S CENTRAL CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 4, AND IN THE NORTHEAST  $\frac{1}{4}$  AND THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 5011 SOUTH LEAMINGTON, CHICAGO, IL 60638

PIN: 19-09-225-003-0000

Property of Cook County Clerk's Office