



Doc#: 1620104048 Fee: \$40.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/19/2016 02:18 PM Pg: 1 of 2

18/2



FIRST AMERICAN TITLE
FILE # 2748894

KNOW ALL PERSONS BY THESE PRESENTS:

That FERNANDO GARCIA, MARISOL GARCIA, herein called 'GRANTORS', whose mailing address is 5146 W 25th Place Cicero, IL 60804 and FOR AND IN CONSIDERATION OF \$10.00 [TEN AND NO/100 DOLLARS], and other good and valuable consideration in hand paid by the party or parties identified below as GRANTEE hereunder, by these presents does grant, bargain and sell unto: PEDRO PEREZ and whether one or more, called 'GRANTEE' who's mailing address is 2407 South Central Park Ave, Chicago, IL 60623.

All that certain real property commonly known as: 5146 W 25th Place Cicero, IL 60804 and more particularly described as follows:

LOT 1 IN JIMENEZ TERRACE SUBDIVISION, BEING A RESUBDIVISION OF LOTS 25, 26 AND THE WEST 21.0 FEET OF LOT 27 IN HAWTHORNE LAND AND IMPROVEMENT COMPANY'S RESUBDIVISION OF BLOCK 13 AND 14 TOGETHER WITH VACANT ALLEYS AND STREETS IN AND BETWEEN SAID BLOCKS ALL IN MORTON PARK IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No. (PIN): 16-28-223-046-0000 / 16-28-223-044-0000

Subject To:

- (a) Covenants, conditions and restriction of record including the Declaration;
(b) Current real estate taxes and taxes for subsequent years;
(c) The Plat of Subdivision, including public, private and utility easements of record;
(d) Applicable zoning, planned unit development, and building laws and ordinances;
(e) Acts done or suffered by Grantee and Grantee's mortgage;
(f) Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30-day period, Grantee is further prohibited from conveying the property for a sales price greater than \$(120% of short sale price) until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee. *Of Shortsale Closing
(g) All obligations and liabilities as may appear of record.

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances thereto in any wise belonging, unto said Grantee, his heirs or successors and assigns forever, subject as aforesaid, GRANTORS do hereby bind themselves and their successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under GRANTORS but not otherwise.

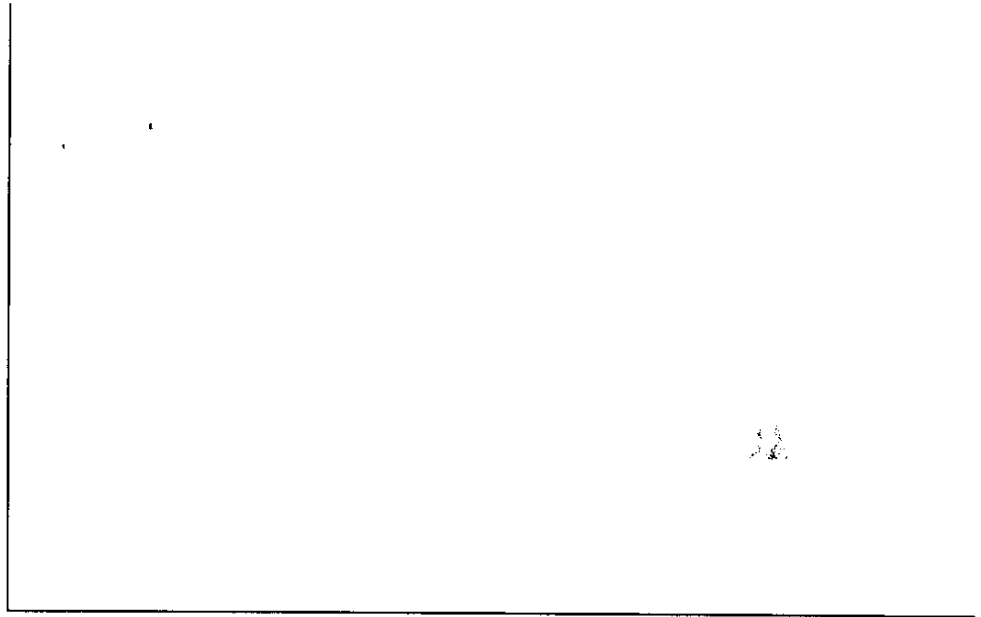
Table with REAL ESTATE TRANSFER TAX, COUNTY: ILLINOIS, TOTAL: 292.50, 11-Jul-2016

Form with fields: Town of Cicero, Address: 5146 W 25TH PL, Date: 06/22/2016, Stamp #: 2016-2484, By: pperez, Real Estate Transfer Tax: \$1,950.00, Payment Type: Check, Compliance #: 2016-DSV7M951

Vertical stamp: SPS SCY INTL

UNOFFICIAL COPY

Warranty Deed



IN WITNESS WHEREOF, the said GRANTORS have caused these presents to be executed and sealed this 21 day of ~~May~~ June, 2016 in their names.

Fernando Garcia
Signature of Fernando Garcia

6/21/2016
Date

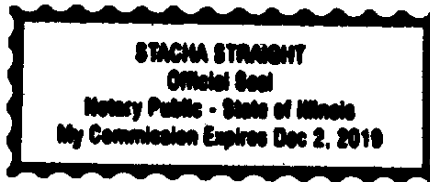
MARISOL GARCIA
Signature of Marisol Garcia

06/21/2016
Date

State of Illinois)
County of Cook) SS

The foregoing instrument was acknowledged before me this 21 day of June, 2016 by:

Stacia Straight
Notary Public



Prepared By:
David Ratowitz, Esq.
721 W. Lake Street, Suite 101
Addison, IL 60101

After Recording Return and Mail Tax Bills To:
Pedro Perez
5146 W 25th Pl
Cicero, IL 60804