

UNOFFICIAL COPY

WARRANTY DEED



When Recorded, please mail to:

~~Mauricio Morales~~ *Edgar Giraldo*
~~Attorney at Law~~ *1525 N. 22nd Ave.*
~~Tinajero & Morales, P.C.~~ *Melrose Park, IL 60160*
~~853 N. Ashland Avenue~~
~~Chicago, Illinois 60622~~

Doc#: 1624534102 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/01/2016 01:34 PM Pg: 1 of 2

This document prepared by:

Attorney Robert A. Flores
6203 W. 55th Street
Chicago, Illinois 60638

Future Tax Bills to:

Edgar Giraldo & Hernan Luna
1525 N. 22nd Avenue
Melrose Park, Illinois 60160

THE UNDERSIGNED GRANTORS, JAVIER MARTINEZ, JR. and MARIA TERESA MARTINEZ, husband and wife, for and in consideration of TEN (10) and 00/100 dollars, and other good and valuable consideration in hand paid, CONVEY AND WARRANT to GRANTEES, EDGAR GIRALDO, a single man, AND to HERNAN A LUNA, a ^{married} single man, as Tenants in Common, the following described real estate, situated in the Village of Melrose Park, County of Cook, State of Illinois:

LOT 30 IN BLOCK 5 IN GOSS, JUDD AND SHERMAN'S WEST DIVISION STREET HOME ADDITION, IN THE WEST 1/2 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 1525 North 22nd Avenue, Melrose Park, Illinois 60160

Permanent Index Number: 15-03-127-009-0000

The GRANTORS hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This conveyance is subject to Covenants, Conditions and Restrictions of Record and to Property Taxes not yet due and payable at time of closing and to building lines and easements if any, so long as they do not interfere with Purchaser's Use and Enjoyment of the Property.

Dated this 12th day of August, 2016.

Javier Martinez Jr
Javier Martinez, Jr

MARIA TERESA Martinez
Maria Teresa Martinez



Near North National Title
222 N. LaSalle
Chicago, IL 60601

RECORDS

RW

API60880 184

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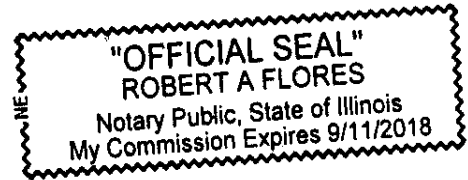
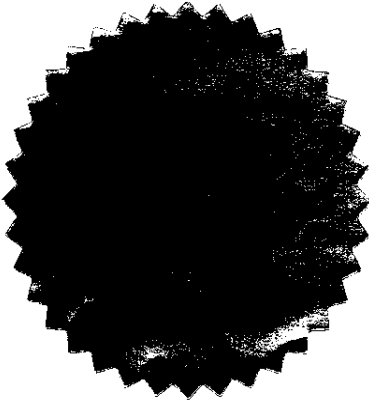
State of Illinois, County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, state that JAVIER MARTINEZ, JR and MARIA TERESA MARTINEZ, are either personally known to me or provided adequate proof of identification for me to certify him/her to be the same persons whose names are subscribed to the foregoing instrument, that he/she appeared before me this day in person, and acknowledged that he/she signed, sealed, and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 12th day of August, 2016.

Robert A. Flores (Notary Public)

Notary Seal



REAL ESTATE TRANSFER TAX

01-Sep-2016



COUNTY:	90.00
ILLINOIS:	180.00
TOTAL:	270.00

15-03-127-009-0000 | 20160801644062 | 1-519-250-240

Property of Cook County Clerk's Office