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WARRANTY DEED

USI

19603494



Doc# 1628646179 Fee \$42.00
RHSP Fee:\$9.00RPRF Fee \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 10/12/2016 03:03 PM Pg: 1 of 3

Above Space for Recorder's Use Only

THE GRANTORS, HECTOR L. VELAZQUEZ and ELENA VELAZQUEZ, a married couple, of 2320 North Knox Avenue, Chicago, Illinois for and in consideration of TEN AND 00/100 (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to WALTER GUAMAN, a married man of 3116 North Parkside Avenue, Chicago, Illinois, the following described Real Estate situated in the County of Cook the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Permanent Real Estate Index Number(s): 13-34-102-033-0000

Address of Real Estate: 2320 North Knox Avenue, Chicago, Illinois 60639

SUBJECT TO THE FOLLOWING, IF ANY: Covenants, conditions, and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

hereby releasing and 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.

DATED this 24th day of September, 2016


HECTOR L. VELAZQUEZ


ELENA VELAZQUEZ

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HECTOR L. VELAZQUEZ and ELENA VELAZQUEZ, 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.

Given under my hand and official seal, this 24th day of September, 2016.



Karyn R. Vanderwarren

NOTARY PUBLIC

This instrument was prepared by:

Karyn R. Vanderwarren
120 E. Ogden Avenue, Suite 124
Hinsdale, IL 60521

REAL ESTATE TRANSFER TAX		04-Oct-2016
	COUNTY:	125.00
	ILLINOIS:	250.00
	TOTAL:	375.00
13-34-102-033-0000 20160501610150 1-359-189-824		

REAL ESTATE TRANSFER TAX		04-Oct-2016
	CHICAGO:	1,875.00
	CTA:	750.00
	TOTAL:	2,625.00 *
13-34-102-033-0000 20160501610150 1-247-303-488		
* Total does not include any applicable penalty or interest due.		

MAIL TO:
BERTRIZ BETHAN COURT, ESQ.
2457 N. MILWAUKEE
CHICAGO, IL 60647

SEND SUBSEQUENT TAX BILLS TO:
Walter Guaman
2320 N. KNOX AVE
CHICAGO, IL 60639

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LOT 131 (EXCEPT THE SOUTH 10 FEET) AND LOT 132 (EXCEPT THE NORTH 10 FEET) IN EDINGTON PARK A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE RAILROAD RIGHT OF WAY) IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office