

# UNOFFICIAL COPY

## WARRANTY DEED

GRANTOR(S):

**GREGORIO LEON and  
ELPIDIA LEON,  
husband and wife,**

PRESENTLY RESIDING AT:  
3832 W. 64<sup>th</sup> St.  
Chicago, IL 60629

Doc#: 1703722038 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/06/2017 10:48 AM Pg: 1 of 3

Dec ID 20170201608387  
ST/CO Stamp 0-400-573-120 ST Tax \$194.00 CO Tax \$97.00  
City Stamp 1-970-165-952 City Tax: \$2,037.00

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S)  
and WARRANT(S) to:

**JESUS CAPETILLO** and Norma Capetillo, husband and wife  
as tenants by the entirety of 1748 W 21<sup>st</sup> Pl. Chicago, IL 60608  
the following described Real Estate situated in the State of Illinois, to wit:

LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO, INCORPORATED HEREIN BY REFERENCE  
AND MADE A PART HEREOF.

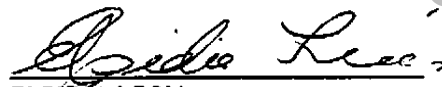
P.I.N.: 17-30-109-016-0000  
PROPERTY ADDRESS: 2235 W. 23<sup>RD</sup> St., Chicago, IL 60608

SUBJECT TO: (1) General real estate taxes for the year 2016 and subsequent years. (2) Covenants, conditions and  
restrictions of record. (3) Private, public and utility easements. (4) Governmental taxes or assessments for improvements  
not yet completed.

Hereby releases and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.  
TO HAVE AND TO HOLD said real estate forever.

DATED this 12 day of December, 2016

  
\_\_\_\_\_  
GREGORIO LEON

  
\_\_\_\_\_  
ELPIDIA LEON

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STATE OF ILLINOIS, COUNTY OF COOK ) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Gregorio Leon and Elpidia Leon personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said instrument as his/her 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 SEAL, this 12<sup>th</sup> day of December, 2016



*Juan Vaglienty*  
\_\_\_\_\_  
Notary Public



Prepared by: Juan Vaglienty, Attorney at Law, 2500 E. Devon, Ste 250, Des Plaines, IL 60018


**Return to:**

Law Office of Diana Arellano, LLC  
1056 W Lawrence Unit 1054  
Chicago, IL 60640

**Send Subsequent Tax Bill To:**

Jesus Capetillo  
2235 W 23<sup>rd</sup> St  
Chicago, IL 60608

REAL ESTATE TRANSFER TAX		06-Feb-2017
		COUNTY: 97.00
		ILLINOIS: 194.00
		TOTAL: 291.00
17-30-109-016-0000   20170201608387   0-400-573-120		

REAL ESTATE TRANSFER TAX		06-Feb-2017
	CHICAGO:	1,455.00
		CTA:
		582.00
		TOTAL: 2,037.00 *
17-30-109-016-0000   20170201608387   1-970-165-952		

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

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## Legal Description

LOT 20 IN SUBDIVISION OF THE NORTH 1/2 OF BLOCK 4 IN LAUGHTON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address:  
2235 W. 23rd St.  
Chicago, IL 60608

Pin: 17-30-109-016-0000

Property of Cook County Clerk's Office