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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 1705249121 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/21/2017 10:58 AM Pg: 1 of 2

Dec ID 20170201611532
ST/CO Stamp 1-525-596-864 ST Tax \$190.00 CO Tax \$95.00
City Stamp 2-142-081-728 City Tax: \$1,995.00

THE GRANTOR(S), Diego Grimaldo and Nancy Zamora Grimaldo, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Beatrice Cruz (GRANTEE'S ADDRESS) 1033 N. Austin Blvd., Chicago, Illinois 60651 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: LOT 131 IN GALEWOOD RESIDENTIAL SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PACEL 2: NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS IN, ON, OVER, THROUGH AND ACROSS THOSE PORTIONS OF LOT 169 IMPROVED AS ROADWAY, IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-33-327-131-0000

Address(es) of Real Estate: 5256 W. Hanson Ave., Chicago, Illinois 60639

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of the deed. After this 30-day period, Grantee is further prohibited from conveying the property for a sales price greater than \$228,000.00 until 90 days from the date of the deed. These restrictions shall run with the land and are not personal to the Grantee.

Dated this 15 day of February, 2017

Diego Grimaldo

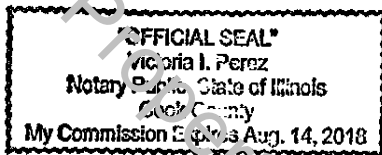
Nancy Zamora Grimaldo

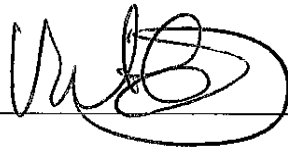
UNOFFICIAL COPYSTATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Diego Grimaldo and Nancy Zamora Grimaldo,

personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15 day of Feb, 2017



 (Notary Public)

Prepared By: Victoria I Perez, P.C.
Attorney at Law
4126 North Lincoln Ave., Suite 1
Chicago, Illinois 60618

Mail To:
Bradford Miller
134 N. LaSalle, Suite 1040
Chicago, IL 60602

REAL ESTATE TRANSFER TAX 16-Feb-2017



CHICAGO:	1,425.00
CTA:	570.00
TOTAL:	1,995.00 *

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

Name & Address of Taxpayer:
Beatrice Cruz
5256 W. Hanson Ave.
Chicago, Illinois 60639

REAL ESTATE TRANSFER TAX



COUNTY:	95.00
ILLINOIS:	190.00
TOTAL:	285.00

13-33-327-131-0000

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