

UNOFFICIAL COPY



17061290320

Doc# 1706129032 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: 51.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/02/2017 11:47 AM PG: 1 OF 2

WARRANTY DEED

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

1673251 1/2

THIS INDENTURE WITNESSETH, that the Grantor(s), Arturo Garcia, A Bachelor of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Johnny Perez, (Grantee's Address) 2831 W. 22nd Place, Chicago, Illinois 60623, the following described real estate, to-wit: *a single man*

LOT 5 IN JOHN KRALOVEC'S SUBDIVISION OF BLOCK 23 IN SUPERIOR COURT COMMISSIONERS PARTITION OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-25-311-005-0000

Address of Real Estate: 3011 S. Troy St., Chicago, IL 60623

Subject to the following restrictions: a) all taxes and special assessments for the year 2017 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 24th Day of February, 2017

X Arturo Garcia

Arturo Garcia

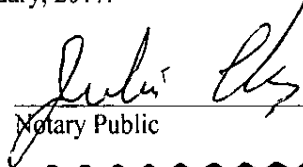
Sy _____
P 2 _____
S N _____
SC 1/2 _____
INT 2 _____

UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Arturo Garcia, A Bachelor personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 Notarial Seal this 24th day of February, 2017.




Notary Public





This Instrument was prepared by:
Robert A. Cheely
6446 W. Cermak Road
Berwyn IL 60402

Future Tax Bills to:
Johnny Perez
3011 S. Troy St.
Chicago, IL 60623

After recording return document to:
Johnny Perez
3011 S. Troy St.
Chicago, IL 60623

REAL ESTATE TRANSFER TAX		01-Mar-2017
	CHICAGO:	930.00
	CTA:	372.00
	TOTAL:	1,302.00 *

REAL ESTATE TRANSFER TAX		02-Mar-2017
	COUNTY:	62.00
	ILLINOIS:	124.00
	TOTAL:	186.00

16-25-311-005-0000 | 20170201616413 | 1-449-069-248

16-25-311-005-0000 | 20170201616413 | 1-470-991-040

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

Property of Cook County Clerk's Office