

UNOFFICIAL COPY

Doc#: 1706706023 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/08/2017 09:35 AM Pg: 1 of 2

WARRANTY DEED

THE GRANTOR (S)

HECTOR CRESPO and
CRUCITA CRESPO
husband and wife

Dec ID 20170201611114
ST/CO Stamp 1-194-568-384 ST Tax \$83.00 CO Tax \$41.50
City Stamp 1-778-150-080 City Tax: \$871.50

for and in consideration
of TEN (\$10.00) DOLLARS,
and other valuable consideration
in hand paid, CONVEY AND WARRANT TO VICTOR GARCIA, a single man, of 3031 W. Washington #1
Chicago, IL 60612

, the following described Real Estate situated in the County of Cook in the State of

Illinois, to wit:

LOT 23 IN BLOCK 4 IN THOMAS J. DIVENS SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4
OF THE SOUTHWEST 1/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS

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

Permanent Real Estate Index Number(s): 16-02-312-041-0000
Address(es) of Real Estate: 1004 N. Hamlin Ave., Chicago, IL 60641

Subject to general taxes not due and payable at time of closing, covenants, conditions, and restrictions of
record, building lines and public and utility easements, if any; acts done by or suffered through Buyer, existing leases
and tenancies, if any; all special governmental taxes or assessments confirmed and unconfirmed, and general real estate not yet due
and payable.

Hector Crespo (SEAL)
HECTOR CRESPO

Crucita Crespo (SEAL)
CRUCITA CRESPO

DATED: 03/03/17

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

HECTOR CRESPO ; and CRUCITA CRESPO

is the person known to me to be the same person whose name subscribed to the foregoing instrument, appeared
before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 day 3/3/17

[Signature]
Notary Public



This instrument was prepared by: Tellez & Associates, Ltd., 2342 N. Damen, Chicago, IL 60647 *Julio G. Tellez;

MAIL TO:
Serrato Law Ltd.
1310A W. 18th St.
Chicago, IL 60608

SEND SUBSEQUENT TAX BILL TO: Victor Garcia
1004 N Hamlin Ave.
Chicago, IL 60651

A17-0035



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Legal Description

LOT 23 IN BLOCK 4 IN THOMAS J. DIVENS SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address:
1004 N. Hamlin Ave.
Chicago, IL 60651

Pin: 16-02-312-041-0000

REAL ESTATE TRANSFER TAX		06-Mar-2017	
		COUNTY:	41.50
		ILLINOIS:	83.00
		TOTAL:	124.50
16-02-312-041-0000		20170201611114	1-194-568-384

REAL ESTATE TRANSFER TAX		06-Mar-2017	
		CHICAGO:	622.50
		CTA:	249.00
		TOTAL:	871.50 *
16-02-312-041-0000		20170201611114	1-778-150-080

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