

# UNOFFICIAL COPY



First American Title Insurance Company

WARRANTY DEED  
ILLINOIS STATUTORY



Doc# 1706710087 Fee \$40.00

TRASP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/08/2017 10:41 AM PG: 1 OF 2

FIRST AMERICAN TITLE  
FILE # 2833463  
(1012)

THE GRANTOR(S) Atul Gupta, an unmarried man, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Ramon Ortiz and Fidel Ortiz, not in Tenancy in Common but in Joint tenancy, of 1525 N. 21<sup>st</sup> Avenue, Melrose Park, IL 60160, 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:

**LOTS 7 AND 8 IN BLOCK 128 IN MELROSE, A SUBDIVISION OF LOTS 3, 4, AND 5 IN THE SUPERIOR COURT PARTITION OF THE SOUTH 1/2 OF SECTION 3 AND ALL OF SECTION 10, LYING NORTH OF THE CHICAGO AND NORTHWESTERN RAILROAD, IN TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

SUBJECT TO: the general real estate taxes for the 2<sup>nd</sup> Installment of the year 2016 and subsequent years and to the restrictions, conditions, covenants and easements of record.

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 in fee simple forever.

Permanent Real Estate Index Number(s): 15-03-319-007-0000  
Address(es) of Real Estate: 1207 N. 22<sup>nd</sup> Avenue, Melrose Park, IL 60160

Dated this Feb day of 20, 20 17

Atul Gupta  
Atul Gupta

ATUL GUPTA

S Y  
P 2  
S N  
SC Y  
INT AB

*This is an original document*

State of Illinois - County of Cook  
Signed and Sworn (or affirmed) to before me on 2/20/17 (Date) by

ATUL GUPTA



Warranty Deed - Individual

FASTDoc 09/2005

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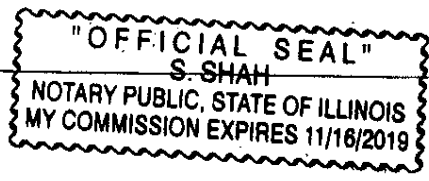
STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Atul Gupta, 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 Feb day of 20, 20 17



(Notary Public)



Prepared by:  
Louis B. Aranda  
1035 S. York Road  
Bensenville, IL 60106

Mail to:  
Estela Unzueta  
115 W. Main Street  
Bensenville, IL 60106

Name and Address of Taxpayer:  
Ramon Ortiz and Fidel Ortiz  
~~1207 N. 22nd Avenue~~ 333 Dewey Avenue  
~~Melrose Park, IL 60160~~ Northlake FL  
60164

This is an original instrument



State of Illinois - County of Cook  
Signed and Sworn (or affirmed) to before me on 2/20/17 (Date) by

ATUL GUPTA

REAL ESTATE TRANSFER TAX		02-Mar-2017
COUNTY:		62.50
ILLINOIS:		125.00
TOTAL:		187.50
15-03-319-007-0000	20170201614789	1-354-166-976