

UNOFFICIAL COPY

Doc#. 1706718076 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/08/2017 01:28 PM Pg: 1 of 3

Dec ID 20170201614308
ST/CO Stamp 0-408-292-032 ST Tax \$85.00 CO Tax \$42.50
City Stamp 0-676-727-488 City Tax: \$892.50

01146-48677 1 of 2 KM

**WARRANTY DEED
ILLINOIS STATUTORY
Individual**

A married man
THE GRANTOR(S) Pablo Derat, of the city of Chicago, County of Cook, State of IL 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 Javier Valencia and Celina Valencia, Husband and wife as joint tenants of 3215 W. 38th St., Chicago, IL 60632, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record, general real estate taxes for the year 2016 and all subsequent years.

NOT A HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 16-35-410-002-0000
Address(es) of Real Estate: 3803 S. Spaulding Avenue, Chicago, IL 60632

Dated this 19th day of February, 20 17



Pablo Derat

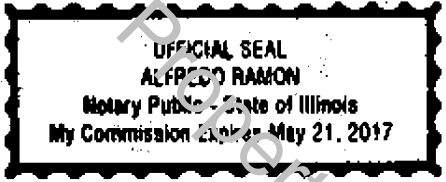
STEWART TITLE
800 E. Dixon Road
Suite 100
Naperville, IL 60563

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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 Pablo Derat, 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 19th day of February, 20 17.



Alfredo Ramon (Notary Public)

Prepared by:
DeJuan Law Firm
P.O. Box 577099
Chicago, Illinois 60657

REAL ESTATE TRANSFER TAX		07-Mar-2017
	COUNTY:	42.50
	ILLINOIS:	85.00
	TOTAL:	127.50
16-35-410-002-0000 20170201614308 0-408-292-032		

Mail To:
Javier Valencia Unweta Law Group PC
Celina Valencia 115 W. Main Street
3803 S. Spaulding Avenue Bensenville, IL
Chicago, IL 60632 60106

REAL ESTATE TRANSFER TAX		07-Mar-2017
	CHICAGO:	637.50
	CTA:	255.00
	TOTAL:	892.50 *
16-35-410-002-0000 20170201614308 0-676-727-488		

Name and Address of Taxpayer:
Javier Valencia
Celina Valencia
3803 S. Spaulding Avenue 3215 W. 38th Street
Chicago, IL 60632

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

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Exhibit "A" - Legal Description

LOT 34 IN BLOCK 1 IN ADAM SMITHS SUBDIVISION OF BLOCK 10 IN J.H. REES SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 36 AND THAT PART OF THE SOUTHEAST ¼ OF SECTION 35, LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL, IN TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 16-35-410-002-0000

Property Address: 3803 S. Spaulding Avenue, Chicago, IL 60632

Property of Cook County Clerk's Office