

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 1710146064 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/11/2017 09:28 AM Pg: 1 of 2

Dec ID 20170301629478  
ST/CO Stamp 0-786-422-464 ST Tax \$320.00 CO Tax \$160.00  
City Stamp 1-323-293-376 City Tax: \$3,360.00

Mail to:

*John Betancourt*  
*2720 S. Rivey Road, Suite 227*  
*Des Plaines, IL 60018*

Name & Address of Taxpayer:

Julio Flores  
Janice Rodriguez  
4815 W Patterson  
Chicago, IL 60641

(Space for Recorder's Use)

THE GRANTOR(S), Ange Barreto, married to Rosa Guzman \*

of the City Chicago, County of Cook State of IL

for and in consideration of 10.00 DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to  
THE GRANTEE(S), Julio Flores and Janice Rodriguez,

(Grantee's Address) 4815 W Patterson, Chicago, IL 60641

of the City Chicago, County of Cook State of IL

in the form of ownership:

all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

**THE EAST 33-1/3 FEET LOT 63 IN KOESTER AND ZANDER'S WEST IRVING PARK SUBDIVISION IN  
THE NORTH 1/2 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

17PSA269196NA 1/2 CT

*\* to waive any and all  
homestead rights.*

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

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

Permanent Index Number(s): 13-21-231-015-0000

Property Address: 4815 W Patterson, Chicago, IL 60641

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Dated this 3 day of March, 2017

..... (Seal)

Angel Barreto (Seal)  
Angel Barreto

..... (Seal)

Rosa Guaman (Seal)  
~~Rosa Guaman~~ ROSA GUAMAN

(NOTE: Please type or print names below all signatures.)

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid. DO HEREBY CERTIFY THAT Angel Barreto and Rosa Guaman

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, 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 3 day of March, 2017.

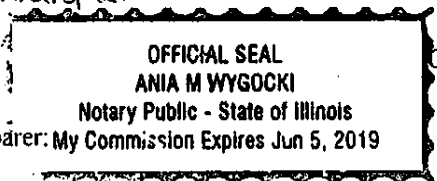
(Seal)



FJP Notary Public

My commission expires: 9-9-18

I the undersigned Ania M Wygocki for Cook County, IL do hereby certify that Rosa Guaman signed and personally appeared before me the said document as her free voluntary act



COOK

COUNTY / ILLINOIS TRANSFER STAMP

Name & Address of Preparer: My Commission Expires Jun 5, 2019  
Theresa L. Panzica  
Theresa L. Panzica LLC  
2510 W. Irving Park  
Chicago, IL 60618

or  
Exempt under provisions of Paragraph  
Section 4, Real Estate Transfer Tax Act.  
Date:

Buyer, Seller or Representative

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).