

UNOFFICIAL COPY

WARRANTY DEED

Joint Tenancy Illinois Statutory

H 77820

Mail To:

Thayer C. Torgerson

Attorney at Law

2400 N. Western Avenue

Chicago, IL 60647

Name & Address of Taxpayer:

Maria Martinez

Joana Roman Martinez

Juan C. Martinez

2352 N. Moody Avenue

Chicago, IL 60639



Doc# 1713616238 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/16/2017 04:07 PM PG: 1 OF 2

The GRANTOR(S): **Florina Hernandez-Ortiz**, an unmarried woman, and **Luis Manuel Barraza-Hernandez**, an unmarried man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Maria Martinez**, married to Jorge Roman, **Joana Roman Martinez**, an unmarried woman, and **Juan C. Martinez**, married to Reyna De Pilar, **Not** as Tenants in Common, **Not** as tenants by the entirety, but in **JOINT TENANCY** all interest in the following described land in the County of Cook, State of Illinois; to wit:

LOT 53 IN BLOCK 12 IN GRAND AVENUE ESTATES, BEING A SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RAILROAD RIGHT OF WAY ACCORDING TO THE PLAT FILED IN THE REGISTRAR'S OFFICE AS DOCUMENT 41546), IN COOK COUNTY, ILLINOIS

Subject to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not yet due and payable at the time of Closing.

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, **not** as tenants by the entirety, **not** as tenants in common, but in **JOINT TENANCY**, forever.

PIN: 13-32-104-030-0000

Property Address: 2352 N. Moody Avenue, Chicago, IL 60639

HERITAGE TITLE COMPANY
5849 W LAWRENCE AVE
CHICAGO, IL 60630

JA.2

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Dated May 12th, 2017

Florina Hernandez Ortiz (seal)
Florina Hernandez-Ortiz

Luis Manuel Barraza Hernandez (seal)
Luis Manuel Barraza-Hernandez

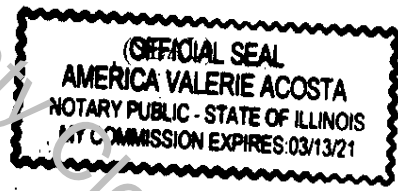
STATE OF IL }
County of Cook } ss

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT **Florina Hernandez-Ortiz and Luis Manuel Barraza-Hernandez** personally know to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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, May 12th, 2017.

WITNESS my hand and official seal.

Signature [Handwritten Signature]



Prepared by:
Acosta Law Offices, P.C.
2150 S. Canalport Avenue, Suite 5C-8
Chicago, IL 60608
Ph. (312) 650-8844

REAL ESTATE TRANSFER TAX		17-May-2017
CHICAGO:		1,762.50
CTA:		705.00
TOTAL:		2,467.50

13-32-104-030-0000 | 20170501654449 | 0-728-015-296
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		17-May-2017
COUNTY:		117.50
ILLINOIS:		235.00
TOTAL:		352.50

13-32-104-030-0000 | 20170501654449 | 0-213-589-696