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PREPARED BY:  
Nery & Richardson LLC  
4258 West 63rd Street  
Chicago, Illinois 60629

Doc# 1715113041 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/31/2017 12:16 PM PG: 1 OF 3

MAIL TAX BILL TO:

John M. Diaz  
7731 W. 62nd Place  
Summit, FL 60501

MAIL RECORDED DEED TO:

Unzueta Law Group PC  
115 W. Main Street  
Bensenville, IL 60106

WARRANTY DEED

THE GRANTOR(S), Rafael Ramirez and Josefina Ramirez, husband and wife, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to John M. Diaz, whose address is 2745 W. 36th St, Chicago, IL 60632, all right, title, and interest in the following described real estate situated in Cook County, Illinois, to wit:

\* an unmarried man

Lot 1, in West Side Subdivision Unit 5, being a resubdivision of Lots 11 thru 21, both inclusive, in Block 23 in Argo Second Addition to Summit, being a subdivision of that of the South 3/4 of the Southeast Quarter of the Southwest Quarter of Section 13, Township 38 North, Range 12, East of the Third Principal Meridian, lying West of the center line of Archer Avenue (except the Right-of-Way of the Chicago and Calumet Terminal Railroad), according to the plat thereof recorded April 10, 1992 as Document number 92245329, in Cook County, Illinois.

Commonly known as: 7731 62nd Place, Summit, IL 60501  
PIN(s): 18-13-311-023-0000

Subject to: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises forever.

Dated this 28th Day of April 20 17

Rafael Ramirez

Josefina Ramirez

STATE OF Illinois ) SS.  
COUNTY OF Cook )

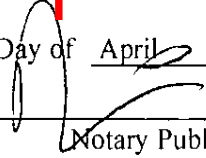
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Rafael Ramirez and Josefina Ramirez, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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.

R

Warranty Deed - Continued

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Given under my hand and notarial seal, this 28<sup>th</sup> Day of April 20 17



Notary Public

My commission expires:



2/14/17

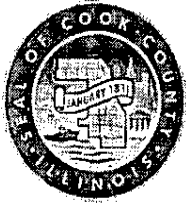
Property of Cook County Clerk's Office

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## REAL ESTATE TRANSFER TAX

26-May-2017



<b>COUNTY:</b>	100.00
<b>ILLINOIS:</b>	200.00
<b>TOTAL:</b>	300.00

18-13-311-023-0000

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2-004-246-976