

UNOFFICIAL COPY



Doc# 1716345029 Fee \$40.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 06/12/2017 10:33 AM PG: 1 OF 2

WARRANTY DEED

1676789 1/2
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

THIS INDENTURE WITNESSETH, that the Grantor(s), Juan Martinez, an individual, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO, Maria Clara Mesa of 1345 S. Wabash, Chicago, IL, the following described real estate, to-wit:

LOT 5 IN F.L. HOFFMAN AND A.A. BAUER'S RESUBDIVISION OF LOTS 14 TO 21 IN BLOCK 10 IN CONGDON'S RIDGE ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF THE SOUTH 50 ACRES OF THE SOUTH WEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE IN COOK COUNTY

Permanent Real Estate Index Number: 11-30-321-005-0000

Address of Real Estate: 7241 N. Bell Ave., Chicago, IL 60645

Subject to the following restrictions: a) all taxes and special assessments for the year 2016 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

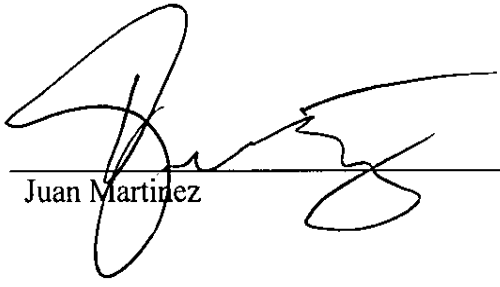
Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than 120% of short sale price until 90 days from the date of this deed.

Dated this 25th of May, 2017

S Y
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SC Y
INT AS

2

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 Juan Martinez

STATE OF Illinois)
 COUNTY OF Cook)

ss.

REAL ESTATE TRANSFER TAX

06-Jun-2017



CHICAGO:	2,827.50
CTA:	1,131.00
TOTAL:	3,958.50 *


11-30-321-005-0000 | 20170501663143 | 1-526-389-184

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

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Juan Martinez, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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 25th day of May, 2017.





 Notary Public

This Instrument was prepared by:
 Choi & Associates Ltd.
 2775 Algonquin Rd. Ste. 230
 Rolling Meadows, IL 60008

Future Tax Bills to:
 Maria Clara Mesa
 7241 N Bell Ave.
 Chicago, IL 60645

REAL ESTATE TRANSFER TAX

08-Jun-2017



COUNTY:	188.50
ILLINOIS:	377.00
TOTAL:	565.50

11-30-321-005-0000 | 20170501663143 | 2-119-776-704

After recording return document to:
 Choi and Associates Ltd.
 Attorney at Law
 2775 Algonquin Rd. Ste. 230
 Rolling Meadows, IL 60008