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17187290520

Doc# 1718729052 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/06/2017 12:51 PM PG: 1 OF 5

715482 1/2

Warranty Deed
(ILLINOIS)

THE GRANTOR(S) Gerardo Olmeda, divorced and not since married, and ~~Ana L. Olmeda~~, divorced and not since married, as tenants in common, for and in consideration of the sum of (\$10.00) TEN DOLLARS, in hand paid, CONVEY(S) and WARRANT(S) to ANIBAL PEREZ, the following described Real Estate situated in the County of Cook, State of Illinois, to-wit: * Ana Flores F/K/A Ana L. Olmeda

LOT 24, IN BLOCK 1, IN ROBERT F. SUMMER'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

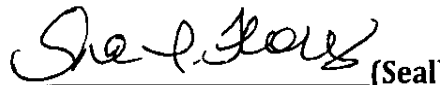
Address: 1910 North Harding Avenue, Chicago, IL 60647

PIN No.: 13-35-300-035-0000

SUBJECT TO general real estate taxes for 2016 and covenants, easements and restrictions of record.

In Witness Whereof, said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) this 26 of May, 2017.

 (Seal)
Gerardo Olmeda

 (Seal)
Ana L. Olmeda Ana Flores F/K/A
Ana L. Olmeda

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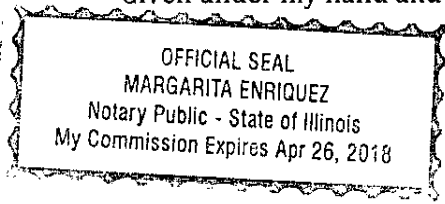
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State of Illinois)
County of Cook) SS
)

I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that, **Gerardo Olmeda, divorced and not since married and Ana L. Olmeda, divorced and not since married, as tenants in common**, 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 severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, and as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 20 day of May, 2017,

Notary Public



Commission expires 4/26 - 18

This instrument was prepared by:
JAMES VACHACHIRA
ABRAHAM & SWEENEY, LLP
834 East Rand Road, #3,
Mt. Prospect, Il 60056

MAIL TO:
Ron Kas
Attorney at Law
2272 West 95th Street
Naperville, Il 60564

SEND SUBSEQUENT TAX BILLS TO:
Anibal Perez.
1910 North Harding Avenue
Chicago, Il 60647

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Address: 1910 North Harding Avenue, Chicago, IL 60647

PIN No.: 13-35-300-035-0000

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 \$234,000,00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee."

**COOK COUNTY
RECORDER OF DEEDS**

Property of Cook County Clerk's Office

UNOFFICIAL COPY**REAL ESTATE TRANSFER TAX**

19-Jun-2017

**CHICAGO:**

1,462.50

CTA:

585.00

TOTAL:

2,047.50 *

13-35-300-035-0000 | 20170501662212 | 0-578-979-264

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

19-Jun-2017



COUNTY:	97.50
ILLINOIS:	195.00
TOTAL:	292.50

13-35-300-035-0000

| 20170501662212 | 1-182-959-040