

UNOFFICIAL COPY

Doc#: 1722746141 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/15/2017 09:50 AM Pg: 1 of 3

Dec ID 20170801605756
ST/CO Stamp 1-561-334-720 ST Tax \$320.00 CO Tax \$160.00
City Stamp 0-147-186-624 City Tax: \$3,360.00

REAL ESTATE TRANSFER TAX 15-Aug-2017



COUNTY: 160.00
ILLINOIS: 320.00
TOTAL: 480.00

13-19-313-027-0000 | 20170801605756 | 1-561-334-720

**Warranty Deed
Statutory (Illinois)**

*** A MARRIED MAN**

THE GRANTEE Steve Vicenteno, of 7004 W. Roscoe St. the City of Chicago, of the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS to Nixia J. Rosa and Ryan Brown, as joint tenants, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

** residing at 2423 W. Lunt #115, Chgo, IL 60645*

See Attached Exhibit A

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

Subject, however, to the general taxes for the year of 2017 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 13-19-313-027-0000

Property Address: 7004 W. Roscoe St., Chicago, IL 60634

Dated this 9th day of AUGUST, 2017.

Steve Vicenteno

Jennifer Vicenteno

THIS DOCUMENT PREPARED BY:

Derek Martin, Esq.
53 W. Jackson Blvd.
Suite 1401
Chicago, IL 60604

MAIL TAX BILL AND RECORDED DEED TO:

Nixia J. Rosa and Ryan Brown
7004 W. Roscoe St.
Chicago, IL 60634

REAL ESTATE TRANSFER TAX 15-Aug-2017



CHICAGO: 2,400.00
CTA: 960.00
TOTAL: 3,360.00 *

13-19-313-027-0000 | 20170801605756 | 0-147-186-624

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

Landtrust National Title
120 S. LaSalle St.
Suite 1700
Chicago, IL 60603

*CA 17-11494 1/2
16411-2107*

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

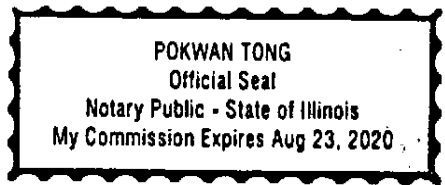
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Steve Vicenteno and Jennifer Vicenteno, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument, as 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 9th day of August, 2017.

Pokwan Tong

Notary Public

My commission expires: 8/23/2020



Property of Cook County Clerk's Office

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EXHIBIT A

LOT 27 IN BLOCK 15 IN H.O. STONE AND COMPANY'S BELMONT AVENUE TERRACE, A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER, SECTION 19, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office