

01146-50127


1 of 1

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Doc#: 1723549075 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/23/2017 01:41 PM Pg: 1 of 3

WARRANTY DEED

REAL ESTATE TRANSFER TAX		23-Aug-2017
	CHICAGO:	450.00
	CTA:	180.00
	TOTAL:	630.00

19-01-424-042-0000 | 20170801610216 | 0-376-075-200

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

REAL ESTATE TRANSFER TAX		23-Aug-2017
	COUNTY:	30.00
	ILLINOIS:	60.00
	TOTAL:	90.00

19-01-424-042-0000 | 20170801610216 | 2-049-291-200

Dec ID 20170801610216
ST/CO Stamp 2-049-291-200 ST Tax \$60.00 CO Tax \$30.00
City Stamp 0-376-075-200 City Tax: \$630.00

THE GRANTOR(S), Leon Martinez, married to Angela Mendoza, of the City of Chicago, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to Loreto Garcia Jr, Jennifer Garcia of Chicago, County of Cook, State of Illinois, as joint tenants not tenants in common the following described Real Estate:

See Exhibit "A" attached hereto and made a part hereof

COMMONLY KNOWN AS: 2644 W 47th St., Chicago, IL 60632

PIN: 19-01-424-042-0000

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563


grantee address

situated in the County of Cook, State of Illinois. The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2017 and subsequent years.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from 08/30/2017. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$72,000.00 until 90 days from 08/30/2017. These restrictions shall run with the land and are not personal to the Grantee.

DATED this 9th day of August, 2017



Leon Martinez (SEAL)



Angela Mendoza (SEAL)

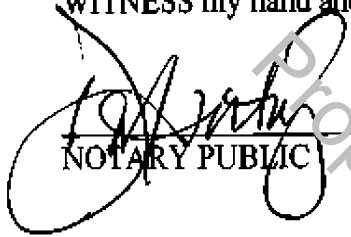
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STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Leon Martinez, and Angela Mendoza, 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.

WITNESS my hand and official seal this 9th day of August, 20 17.


NOTARY PUBLIC



PREPARED BY:
VIRA LAW, LLP
542 S. Dearborn ST. Ste 750
Chicago, IL, 60605

MAIL TO:
Loreto Garcia Jr. & Jennifer Garcia
~~2908 W. 38th St~~ 2908 W. 38th Pl
Chicago IL 60632

SEND SUBSEQUENT TAX BILLS TO:
Loreto Garcia Jr, Jennifer Garcia
2908 W 38th Pl
Chicago IL 60632

Recorder's Office Box No. _____

Property of Cook County Clerk's Office

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Exhibit A - Legal Description

LOT 23 IN BLOCK 2 IN R.J. SCHLESINGER AND KAREL V. JANOVSKY'S SUBDIVISION OF THE EAST 10 ACRES OF THE SOUTH 20 ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office