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Doc# 1723755003 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/25/2017 09:09 AM PG: 1 OF 4

**WARRANTY DEED
ILLINOIS STATUTORY
Individual**

THE GRANTOR(S) Oscar Perez married to Mayra Perez, of the, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Rafael Perez of the City of Elgin, State of Illinois all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

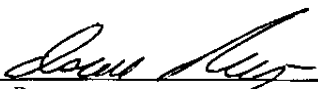
See Attached Legal Description.

SUBJECT TO: Covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2016 and subsequent years, building lines and easements, if any, as long as they do not interfere with the current use and enjoyment of the property.

Permanent Real Estate Index Number(s): 06-19-116-009-0000

Address(es) of Real Estate: 535 Lucille Avenue, Elgin, IL 60120

Dated this 30th day of June, 20 17


Oscar Perez

This property is not Homestead property as to Mayra Perez



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STATE OF ILLINOIS, COUNTY OF

Kane

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Oscar Perez, personally known to me to be the same person(s) whose name(s) 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 if applicable.

Given under my hand and official seal, this

30

day of June

, 2017



[Handwritten Signature]

(Notary Public)

Prepared by:

Bradley Harrington
Attorney at Law
5151 N. Harlem, 201
Chicago, IL 60656

Mail to:

Rafael Perez
535 Lucille Avenue, Elgin, IL 60120

Name and Address of Taxpayer:

Rafael Perez
535 Lucille Avenue, Elgin, IL 60120

Exempt under Provisions of Paragraph E of
Section 31-45 of Real Estate Transfer Tax Law

[Handwritten Signature]

Grantor, Grantee or Agent of Grantor or Grantee

Date: 8/25/17

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Exhibit "A" – Legal Description

LOT 29 AND 30 IN BLOCK 4 IN EAST LAWN ADDITION TO ELGIN, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/3 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

IN Cook COUNTY, ILLINOIS

Subject to: General real estate taxed not due and payable at closing and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property.

Permanent Real Estate Index Number (s): 06-19-116-009

Address of Real Estate: 535 Lucille Avenue, Elgin, IL 60120

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

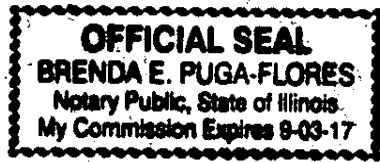
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: 6-30-2017

Signature: [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Oscar Perez
THIS 30 DAY OF June,
20 17

NOTARY PUBLIC [Signature]



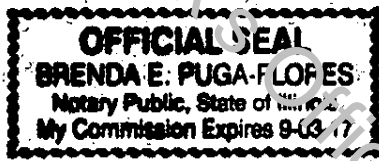
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: 06-30-17

Signature: [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Rafael Perez
THIS 30th DAY OF June,
20 17

NOTARY PUBLIC [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in _____, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]