

# UNOFFICIAL COPY



\*17255120660\*

Doc# 1725512066 Fee \$60.00

## WARRANTY DEED

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/12/2017 01:30 PM PG: 1 OF 2

Mail to: Abraham Sweeting Vaccarino  
834 E Rand, # 3  
MT Prospect IL 60056

Send tax bills to: Hector M Lopez  
5204 S. Nagle

**FIRST AMERICAN TITLE**  
**FILE #** 2873769 1/2

THE GRANTORS, JAMES A. SIFUENTES and SONYA E. SIFUENTES, Husband & Wife, of 5204 S. Nagle Ave., Chicago, IL 60638, for and in consideration of ten dollars (\$10.00) in hand paid, CONVEY AND WARRANT to GRANTEE, HECTOR LOPEZ, of 3035 S. Christiana Ave., Chicago, IL 60623, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See second page for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois TO HAVE AND TO HOLD said premises forever.

*\* married man*

SUBJECT TO: General taxes for 2017 and subsequent years, covenants, conditions and restrictions of record, public utility easements, building set back lines, and building and zoning ordinances.

Permanent Index Number (PIN): 19-07-414-018-0000

Address of real estate: 5204 S. Nagle Ave., Chicago, IL 60638

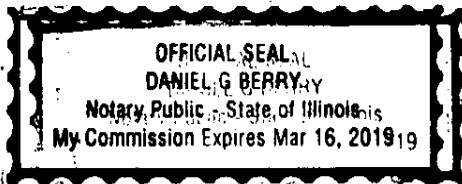
*D. Sifuentes*  
JAMES A. SIFUENTES

*Sonya E. Sifuentes*  
SONYA E. SIFUENTES

Dated this 29<sup>th</sup> day of August, 2017

State of Illinois, County of Cook. ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES A. SIFUENTES and SONYA E. SIFUENTES 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 official seal, this 29<sup>th</sup> day of August, 2017.

Commission expires:

*Daniel G. Berry*  
NOTARY PUBLIC

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INT

This instrument was prepared by Daniel G. Berry, 3012 W. 111<sup>th</sup> Street, Suite 1, Chicago, IL 60655

REAL ESTATE TRANSFER TAX	06-Sep-2017
CHICAGO:	2,497.50
CTA:	999.00
TOTAL:	3,496.50

19-07-414-018-0000 | 20170801615730 | 0-541-182-912

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

REAL ESTATE TRANSFER TAX	06-Sep-2017
COUNTY:	166.50
ILLINOIS:	333.00
TOTAL:	499.50

19-07-414-018-0000 | 20170801615730 | 1-869-243-328

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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: THE SOUTH 30 FEET OF THE NORTH 60 FEET OF LOT 65, IN FIRST ADDITION TO BARTLETT'S HIGHLANDS BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 19-07-414-018-0000 Vol. 0380

Property Address: 5204 S. Nagle Ave., Chicago, Illinois 60638

Property of Cook County Clerk's Office