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PREPARED BY:

Richard Velázquez
Velázquez Law Group LLC
1311 W. 33rd St.
Chicago, IL 60608

Doc#: 1729246069 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/19/2017 09:45 AM Pg: 1 of 2

Dec ID 20171001637135
ST/CO Stamp 0-431-247-296 ST Tax \$115.50 CO Tax \$57.75

WARRANTY DEED

THIS AGREEMENT is made this 13th day of October of 2017, between **JUVENAL URIBE ZAMBRANO**, an unmarried man, with an address of 18454 Ridgewood Ave., Lansing, IL 60438 ("GRANTOR"), and **ALPHONSO JACKSON and ERETTA BOYDEN-JACKSON**, husband and wife as tenants by the entirety ("GRANTEES").

WITNESSETH: The GRANTOR in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00), receipt whereof is hereby acknowledged, does hereby convey, unto GRANTEES, in fee simple, by way of Warranty Deed, the following described real estate in Cook County, State of Illinois:

Legal Description:

✓ The North 1/2 of the East 1/2 (Except the West 8 feet thereof) of Lot 6 in Block 10, in Ridgewood Gardens Addition, being a Subdivision of the West 1/2 of the Southeast 1/4 of Section 31, Township 36 North, Range 15, East of the Third Principal Meridian, Cook County, Illinois, Except the Chicago and Grand Trunk Railroad Right of Way, as located through said Section 31.

Permanent Index Numbers: ✓ 30-31-418-013-0000

Common Address of Real Estate: ✓ 18454 Ridgewood Ave., Lansing, IL 60438

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning, planned unit development and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, certain unrecorded license agreements and railroad rights of way, if any, reservations, easements and rights, and (8) acts done or suffered by GRANTEES, or anyone claiming, by, through, or under GRANTEES.



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IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands and seal the day and year first above written.

GRANTOR:

Juvenal Uribe Zambrano
JUVENAL URIBE ZAMBRANO

State of ILLINOIS)
) SS
County of COOK)

REAL ESTATE TRANSFER TAX		18-Oct-2017
		COUNTY: 57.75
		ILLINOIS: 115.50
		TOTAL: 173.25
30-31-418-013-0000	20171001637135	0-431-247-296

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **JUVENAL URIBE ZAMBRANO**, personally known to me, and whose name is subscribed to the foregoing instrument, caused his signature to be affixed to said instrument, as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal, this 13th day of October 2017.

Richard Velazquez

Notary Public



AFTER RECORDING MAIL TO:
Ellen C. Deranian, Esq.
Deranian Law Group LLC
5143 S. Harper
Chicago, IL 60615

SEND SUBSEQUENT TAX BILLS TO:
Alphonso Jackson & Eretta Boyden-Jackson
18454 Ridgewood Ave.
Lansing, IL 60438