

# UNOFFICIAL COPY



Doc#: 1734947081 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/15/2017 11:50 AM Pg: 1 of 2

Dec ID 20171101656673  
ST/CO Stamp 0-761-626-656 ST Tax \$215.00 CO Tax \$107.50  
City Stamp 1-969-586-208 City Tax: \$2,257.50

## WARRANTY DEED

(INDIVIDUAL TO INDIVIDUAL)

### Mail To:

2144 NORTH MCVICKER  
AVENUE CHICAGO IL 60639

### NAME & ADDRESS OF TAX PAYER

Huriel Garcia & Nancy Garcia  
2144 North McVicker Avenue  
Chicago, Illinois 60639

THE GRANTORS, Juan O. Perez and Ester R. Perez, husband and wife, as joint tenants, of Chicago, in Cook County, in the State of Illinois, for and in consideration of TEN DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Huriel Garcia and Nancy Garcia, Husband and wife of 2231 North Kostner Avenue, Chicago, Illinois 60639, the following described Real Estate, to wit:

LOT 55 IN BLOCK 4 OF GRAND AVENUE ESTATES, BEING A SUBDIVISION OF THE EAST QUARTER OF THE NORTH WEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 466 FEET THEREOF, ACCORDING TO PLAT FILED IN THE REGISTRAR'S OFFICE AS DOCUMENT NO. 40221

**TO HAVE AND TO HOLD** said premises IN TENANCY BY THE ENTIRETY. SUBJECT ONLY 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; GENERAL REAL ESTATE TAXES FOR THE YEAR 2017/2017/2017 AND THEREAFTER.

Permanent Real Estate Index Number: 13-32-122-050-0000

Address of Real Estate: 2144 North McVicker Avenue, Chicago, Illinois 60639

DATED this 5 day of December, 2017.

Juan O. Perez  
Signed - Juan Perez - Grantor

Ester R. Perez  
Signed - Ester Perez - Grantor

17PNW265054PK

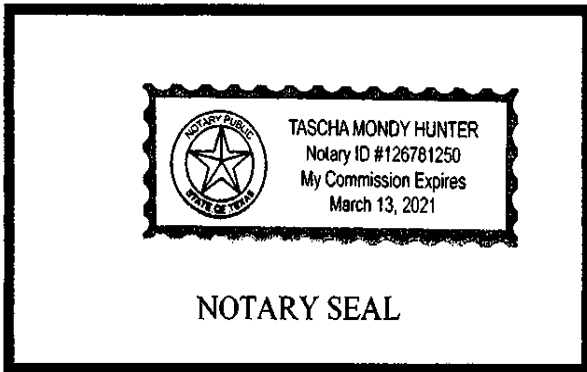
# UNOFFICIAL COPY

STATE OF Texas )  
 ) ss  
COUNTY OF Harris)

I the undersigned, a Notary Public in and for said County, in the State afore said, DO HEREBY CERTIFY THAT Juan Perez, and Ester Perez, 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 acknowledge 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

5 day of Dec, 2017.



Tascha Hunter  
notary public  
Commission expires March 13 2021.

**NAME AND ADDRESS OF PREPARER:**

Glenn Betancourt, Esq.  
2720 South River Road  
Suite 23  
Des Plaines, IL. 60018  
Tel. 847-768-5805  
E: courtburg1@live.com

PROPERTY OF COOK COUNTY CLERK'S OFFICE