

# UNOFFICIAL COPY



\*17352290530\*

Doc# 1735229053 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/18/2017 12:20 PM PG: 1 OF 4

Commitment Number: 17339918-A

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

AFTER RECORDING RETURN TO:  
Boston National Title Agency, LLC  
400 Rouser Road Bldg 2, Ste 602  
Cor., Pocolis, PA 15108

Mail Tax Statements To: **Fernando Ruiz Rodriguez and Elizabeth Martinez, married: 7126 S Bell Ave, Chicago, IL 60636**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**20-30-102-027-0000**

## SPECIAL/LIMITED WARRANTY DEED

**Abraham Martin Aguilera**, hereinafter grantor, whose tax-mailing address is **19700 Summerhill Court, Tinley Park, IL 60487**, for \$34,000.00 (Thirty Four Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Fernando Ruiz Rodriguez and Elizabeth Martinez, married**, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **7126 S Bell Ave, Chicago, IL 60636**, the following real property:

**LOT 40 IN BLOCK 2 IN DEWEY AND HOGG'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

*Book*

**COMMONLY KNOWN AS 7126 SOUTH BELL AVENUE, CHICAGO, IL 60636**

**P.I.N. 20-30-102-027-0000**

Prior instrument reference: **1724829044**

### REAL ESTATE TRANSFER TAX

18-Dec-2017

#### REAL ESTATE TRANSFER TAX

18-Dec-2017



COUNTY: 17.00  
ILLINOIS: 34.00  
TOTAL: 51.00



CHICAGO: 255.00  
CTA: 102.00  
TOTAL: 357.00 \*

20-30-102-027-0000 | 20171201670408 | 0-589-477-920

20-30-102-027-0000 | 20171201670408 | 1-604-817-952

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

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The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

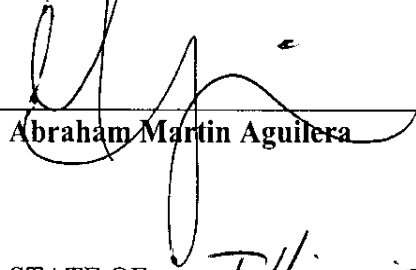
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Property of Cook County Clerk's Office

**COOK COUNTY  
RECORDER OF DEEDS**

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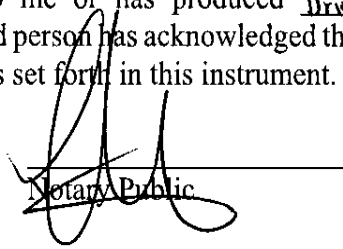
Executed by the undersigned on 12/4, 2017:

  
\_\_\_\_\_

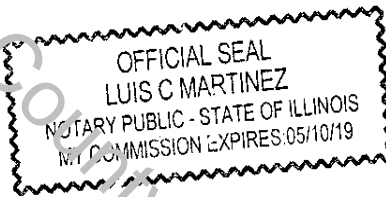
Abraham Martin Aguilera

STATE OF Illinois  
COUNTY OF COOK

The foregoing instrument was acknowledged before me on 12/4/, 2017 by **Abraham Martin Aguilera** who is personally known to me or has produced Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

  
\_\_\_\_\_

Notary Public



Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

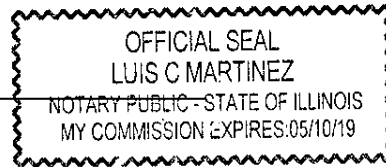
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated 12/4, 2017

Signature of Grantor or Agent

Subscribed and sworn to before  
Me by the said GRANTOR  
this 4<sup>th</sup> day of DECEMBER,  
2017.

NOTARY PUBLIC



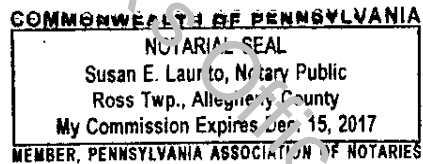
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a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

Date December 4, 2017

Signature of Grantee or Agent

Subscribed and sworn to before  
Me by the said Melony Smith  
This 6<sup>th</sup> day of December,  
2017.

NOTARY PUBLIC



NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)