

UNOFFICIAL COPY

PREPARED BY:

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

Doc#: 1804008259 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/09/2018 01:06 PM Pg: 1 of 2

Dec ID 20180101692105
ST/CO Stamp 0-376-152-608 ST Tax \$484.00 CO Tax \$242.00
City Stamp 1-294-387-744 City Tax: \$5,082.00

WARRANTY DEED

THIS AGREEMENT is made this 31st day of January of 2018, between **JUAN COVARRUBIAS** and **ESMERALDA COVARRUBIAS**, husband and wife, with an address of 3327 S. Racine Ave., Chicago, IL 60608 ("GRANTORS"), and **ANTONIO BELTRAN**, a single man ("GRANTEE").

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


Legal Description:

Lot 228 in Harland and Others' Addition to Chicago, being a Subdivision of Blocks 6 and 8 to 12 inclusive and Block 7 (except the West 172 feet) in Assessor's Division of the Northwest 1/4 and the West 1/2 of the Northeast 1/4 of Section 32, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

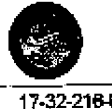

Permanent Index Numbers: 17-32-216-024-0000

Common Address of Real Estate: 3327 S. Racine Ave., Chicago, IL 60608

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 GRANTEE, or anyone claiming, by, through, or under GRANTEE.

REAL ESTATE TRANSFER TAX	05-Feb-2018
	CHICAGO: 3,630.00
	CTA: 1,452.00
	TOTAL: 5,082.00 *

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REAL ESTATE TRANSFER TAX	09-Feb-2018
	COUNTY: 242.00
	ILLINOIS: 484.00
	TOTAL: 726.00

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*Total does not include any applicable penalty or interest due

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IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seal the day and year first above written.

GRANTOR:

GRANTOR:



JUAN COVARRUBIAS




ESMERALDA COVARRUBIAS

State of ILLINOIS)
) SS
County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **JUAN COVARRUBIAS** and **ESMERALDA COVARRUBIAS**, personally known to me, and whose name are subscribed to the foregoing instrument, caused their signature to be affixed to 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 any.

Given under my hand and official seal, this 31st day of January 2018.



Notary Public



AFTER RECORDING MAIL TO:
Antonio Beltran
3327 S. Racine Ave.
Chicago, IL 60608

SEND SUBSEQUENT TAX BILLS TO:
Antonio Beltran
3327 S. Racine Ave.
Chicago, IL 60608