

UNOFFICIAL COPY

Doc#: 1824849286 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/05/2018 01:18 PM Pg: 1 of 3

Dec ID 20180301623697
ST/CO Stamp 0-613-867-680 ST Tax \$110.00 CO Tax \$55.00
City Stamp 1-150-738-592 City Tax: \$1,155.00

WARRANTY DEED
ILLINOIS STATUTORY
Individual

THE GRANTOR(S) Felix I. Daniel, of the city of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Felix D. Espinoza, a married man, of 1012 N. Kedvale Ave., Chicago, IL 60651 the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

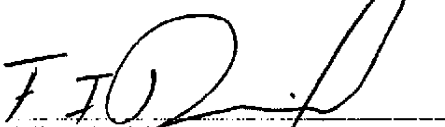
See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record, general real estate taxes for the year 2018 and all subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 16-03-412-036-0000
Address(es) of Real Estate: 1012 N. Kedvale Avenue, Chicago, IL 60651

Dated this 25 day of August, 2018.


Felix I. Daniel

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Felix I. Daniel, personally known to me to be the same person(s) whose name(s) 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 day of August, 20 18.






(Notary Public)

Prepared by:
DeJuan Law Firm
P.O. Box 577099
Chicago, Illinois 60657





Mail To:
Felix D. Espinoza
1012 North Kedvale Avenue
Chicago, IL 60651

REAL ESTATE TRANSFER TAX		04-Sep-2018
	CHICAGO:	825.00
	CTA:	330.00
	TOTAL:	1,155.00 *

Name and Address of Taxpayer:
Felix D. Espinoza
1012 North Kedvale Avenue
Chicago, IL 60651

16-03-412-036-0000 | 20180301623697 | 1-150-738-592
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		04-Sep-2018
	COUNTY:	55.00
	ILLINOIS:	110.00
	TOTAL:	165.00

16-03-412-036-0000 | 20180301623697 | 0-613-867-680

UNOFFICIAL COPY

Exhibit "A" – Legal Description

LOT 6 IN BLOCK 4 IN MILLS AND SON'S RESUBDIVISION OF BLOCKS 1 TO 4 IN TELFORD AND WATSON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCKS 3 AND 4 IN FOSTERS SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; EXCEPTING THEREFROM ALL THAT PART OF NORTH AND SOUTH 16 FEET WIDE VACATED ALLEY LYING WEST OF AN ADJOINING SAID LOT 6 IN MILL AND SON'S RESUBDIVISION OF BLOCKS 1 TO 4 IN TELFORD AND WATSON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCKS 3 AND 4 IN FOSTERS SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 16-03-412-036-0000

Property Address: 1612 North Kedvale Avenue, Chicago, IL 60651

Property of Cook County Clerk's Office