

UNOFFICIAL COPY

TENANTS by the
ENTIRETY.
WARRANTY DEED



Doc# 1910845102 Fee \$40.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/18/2019 02:00 PM PG: 1 OF 2

File No: 1998573

THIS INDENTURE WITNESSETH, that the Grantor(s), Jennifer Gutierrez, a single woman, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Fabian Garcia AND LUCINA M. RANGEL Gallo, husband & wife TENANTS by the entirety. the following described real estate, to-wit:

LOTS 25 AND 26 IN BLOCK 6 IN CLARK AND MARTSON'S FIRST ADDITION TO CLARKDALE, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 19-35-107-075-0000

Address of Real Estate: 3758 W 80th Pl, Chicago, IL 60652

SUBJECT TO: existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Dated this 12th Day of April, 2019

Jennifer Gutierrez

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

1998573 1/3

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STATE OF ILLINOIS)
) ss.
COUNTY OF COUNTY)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT , Jennifer Gutierrez, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 Notarial Seal this 12 day of April, 2019.



Cheryl Trotto
Notary Public

This Instrument was prepared by:
Legal Advocate Solutions
10024 S Kedzie Ave
Evergreen Park IL 60805

Future Tax Bills to:
Fabian Garcia
3758 W 80th Pl.
Chicago, IL 60652

After recording return document to:
~~Legal Advocate Solutions~~
~~10024 S. Kedzie Ave.~~
~~Evergreen Park, IL 60805~~

| REAL ESTATE TRANSFER TAX | | 17-Apr-2019 |
|--------------------------|---------------|-------------------|
| | CHICAGO: | 1,425.00 |
| | CTA: | 570.00 |
| | TOTAL: | 1,995.00 * |

19-35-107-075-0000 | 20190401644337 | 1-125-821-344

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

| REAL ESTATE TRANSFER TAX | | 18-Apr-2019 |
|--------------------------|---------------|---------------|
| | COUNTY: | 95.00 |
| | ILLINOIS: | 190.00 |
| | TOTAL: | 285.00 |

19-35-107-075-0000 | 20190401644337 | 0-071-674-784