

Doc#. 1911613220 Fee: \$52.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/26/2019 01:00 PM Pg: 1 of 3

Dec ID 20181001613841  
ST/CO Stamp 0-072-414-112 ST Tax \$245.00 CO Tax \$122.50  
City Stamp 1-843-608-480 City Tax: \$2,572.50

**SPECIAL WARRANTY DEED**

**AFTER RECORDING MAIL TO:**

Sikalnik Legal Services  
156 N. Jefferson St., #203  
Chicago, IL 60641

**MAIL REAL ESTATE TAX BILL TO:**

Jeffrey Mayra  
3619 W. Armitage Ave.  
Chicago, IL 60647

**THE GRANTOR:** Jose Juan Martinez, a married man\*, of 3619 W. Armitage Ave., Chicago, IL 60647, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, GRANTS, SELLS, AND CONVEYS to Jeffrey Mayra, 2110 N BINGHAM ST. of CHICAGO, IL 60647, to have and to hold the following described real estate situated in the County of Cook in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION**

**Commonly known as:** 3619 W. Armitage Ave., Chicago, IL 60647  
**PIN:** 13-35-306-003-0000

\*Not homestead property.

**SUBJECT TO:** (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

**DATED** this 19 day of April, 2019.

  
\_\_\_\_\_  
Jose Juan Martinez

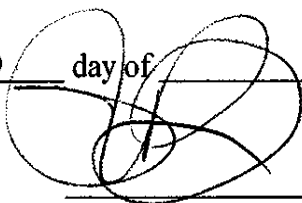
\_\_\_\_\_

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 )SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Jose Juan Martinez**, \_\_\_\_\_, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she signed and delivered the said instrument as his/her 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 19 day of April, 2019.



\_\_\_\_\_  
Notary Public

**NAME AND ADDRESS OF PREPARER:**  
Diana Mendoza Pacheco  
Law Office of Mendoza Pacheco, LLC  
5715 W. Irving Park Rd.  
Chicago, IL 60634



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

Order No.: 18GNW331008PK

**For APN/Parcel ID(s): 13-35-306-003-0000**

---

LOT 8 IN BLOCK 1 IN S. DELAMATER'S SUBDIVISION OF THE NORTH 430 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office