

UNOFFICIAL COPY

Doc#: 2003613130 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/05/2020 12:05 PM Pg: 1 of 3

WARRANTY DEED ILLINOIS

Dec ID 20200101603244
ST/CO Stamp 0-580-234-080 ST Tax \$340.00 CO Tax \$170.00
City Stamp 0-369-826-656 City Tax: \$3,570.00

This instrument was prepared by:
Mark J. Grotto, Esq.
Grotto Law Offices, LLC
655 W Irving Park Rd #811
Chicago, Illinois 60613

THE GRANTORS JESUS VASQUEZ, and HERMINIA VASQUEZ, husband and wife, of 3925 N Francisco Ave, Chicago, IL, for and in consideration of TEN and 00/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, CONVEY and WARRANT unto THE GRANTEE FERNANDO MELQUIADES JR., a single person and not a party to a civil union, of 4026 N Kimball Ave, Chicago, IL, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

See Legal Description attached as Exhibit A, which Exhibit is hereby
incorporated herein by reference as though fully set forth herein.

Permanent Real Estate Index Number(s): 13-24-106-012-0000

Address of Real Estate: 3925 N Francisco Ave, Chicago, IL 60618

SUBJECT TO the following, if any: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Hereby waiving and releasing any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

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The date of this deed of conveyance is Dated this 27 day of Jan, 2020.

Jesus Vasquez
Jesus Vasquez

Herminia Vasquez
Herminia Vasquez

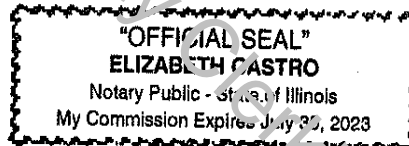
State of IL)
County of Cook) SS.

The undersigned, a notary public in and for the above county and state, DOES HEREBY CERTIFY that Jesus Vasquez and Herminia Vasquez, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered 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.

Subscribed and sworn to before me

this 27 day of Jan, 2020.

Elizabeth Castro
Notary Public



Send subsequent tax bills to:
Fernando Melquiades
1217 S 49th Ct
Cicero IL 60804

Mail recorded document to:
Fernando Melquiades
1217 S 49th Ct
Cicero IL 60804

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EXHIBIT A

Legal Description:

LOT 37 IN RECEIVER'S SUBDIVISION OF LOT 2 IN COUNTY CLERK'S DIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office