

# UNOFFICIAL COPY



Chicago Title Insurance

Company

## Warranty DEED ILLINOIS STATUTORY

Doc#: 2004913009 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/18/2020 09:22 AM Pg: 1 of 3

Dec ID 20200201607286  
ST/CO Stamp 0-865-966-944 ST Tax \$105.00 CO Tax \$52.50  
City Stamp 0-480-315-232 City Tax: \$1,102.50

### Chicago Title

19NW7139094CS

183

THE GRANTOR(S), ANTONIA KOZEL, an unmarried woman, of the City of CHICAGO, County of COOK, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to SERGIO MARTINEZ (GRANTEE'S ADDRESS) 5654 S WESTERN AVE, CHICAGO, IL 60636 of the County of COOK, all interest in the following described Real Estate situated in the COOK in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

#### SUBJECT TO:

Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Party wall rights and agreements, Existing leases and tenancies, Special taxes or assessment for improvements not yet completed, Any confirmed special tax or assessment, Installments not due at the date hereof of any special tax or assessment for improvements heretofore completed, General taxes for the year 2019 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2019 AND SUBSEQUENT YEARS. This is not homestead property.

Permanent Real Estate Index Number(s): 19-13-211-036-0000  
Address(es) of Real Estate: 5654 S WESTERN AVE, CHICAGO, IL 60636

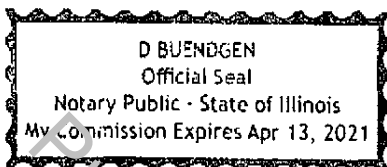
Dated this 10<sup>th</sup> day of February, 2020

Antonia Kozel  
ANTONIA KOZEL

**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 ANTONIA KOZEL, personally known to me to be the same person(s) whose name(s) is 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 6 day of Feb, 2020



[Signature] (Notary Public)

*Prepared By:*

**LAW OFFICES OF ESPERANZA RIVERA-VALENZUELA, LLC**  
**6418 W OGDEN AVE**  
**BERWYN, IL 60402**

*Mail To:*

SERGIO MARTINEZ  
 5654 S WESTERN AVE  
 CHICAGO, IL 60636

*Name & Address of Taxpayer:*

SERGIO MARTINEZ  
 5654 S WESTERN AVE  
 CHICAGO, IL 60636

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## LEGAL DESCRIPTION

Order No.: 19NW7139094CS

For APN/Parcel ID(s): 19-13-211-036-0000

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LOT 5 IN BLOCK 1 IN COBE AND MCKINNON'S GAGE PARK, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office