

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory (Illinois)  
(Individual to Individuals)

Doc#: 2005247135 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/21/2020 09:52 AM Pg: 1 of 2

Dec ID 20200101605002  
ST/CO Stamp 1-267-504-992 ST Tax \$217.50 CO Tax \$108.75

**THE GRANTOR**, Breaking Ground, Inc  
of Chicago, Illinois for and in  
consideration of Ten and No/100 (\$10.00)-  
-----DOLLARS, and other good and  
valuable consideration in hand paid,

CONVEYS and WARRANTS to

CARLOS P. ESCOBEDO, of  
4322 W. 31<sup>st</sup> St, Chicago, IL  
60623, a married man

FIRST AMERICAN TITLE  
ORDER# 3009119

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE NORTH 40 FEET OF LOT 14 IN BLOCK 45 IN THE SUBDIVISION OF  
BLOCKS 45, 47, 48, 49, 50, 51, AND 52 IN CIRCUIT COURT PARTITION IN  
SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

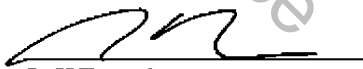
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of  
the State of Illinois. TO HAVE AND TO HOLD said premises forever.


Subject To: General real estate taxes not due and payable at the time of closing and restrictions of  
record so long as they do not interfere with Purchaser's use and enjoyment of the property.

**Permanent Real Estate Index Number(s):** 16-31-318-013-0000

**Address of Real Estate:** 3708 Wenonah Ave, Berwyn, IL 60402

DATED this 30<sup>th</sup> day of January, 2020

  
Jeff Dennis  
Breaking Ground, Inc.

THE CITY OF  REAL ESTATE  
BERWYN, IL TRANSFER TAX  
SA 1/31/20 2174.00  
COLLECTOR'S OFFICE

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 )  
COUNTY OF Cook ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeff Dennis, President Breaking Ground, Inc., 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 acknowledge that she signed, sealed and delivered the said instrument as 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 30th day of January, 2020.

Commission expires: 02/02/2024



Jonathon Ramirez  
Notary Public

MAIL TO:

The Law Office of Dionna Reynolds, LLC.  
9721 W. 165th St, Suite 22  
Orland Park, IL 60167

MAIL TAX BILL TO:

Carlos P. Escobedo  
3708 Wenhatch Ave,  
Berwyn, IL 60402