

UNOFFICIAL COPY

THIS DOCUMENT PREPARED BY:

Donald C. Battaglia
5543 W. Diversey Ave.
Chicago, IL 60639

Doc#: 2005808324 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 02/27/2020 11:38 AM Pg: 1 of 1

MAIL TAX BILL TO:

Alvaro Gazpar & Veronica Tellez
3015 N. Central
Chicago, IL 60634

Dec ID 20200201623345

ST/CO Stamp 0-727-945-056 ST Tax \$220.00 CO Tax \$110.00

City Stamp 1-926-680-416 City Tax: \$2,310.00

MAIL RECORDED DEED TO:

Beatriz Betancourt
2457 N Milwaukee Ave
Chicago, IL 60647

**Warranty Deed
Statutory (Illinois)**

THE GRANTOR(S), **Anthony Barker**, a divorced man, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to **Alvaro Gazpar and Veronica Tellez**, husband and wife, of the City of Chicago, State of Illinois, as joint tenants, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

LOT 26 IN BLOCK 8 IN KENDALL'S BELMONT AND 56TH AVENUE SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 30 ACRES), IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): **13-28-108-017-0000**

Property Address: **3015 N. Central, Chicago, IL 60634**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Subject, however, to the general taxes for the year of 2019 & 2020 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Dated this 12, day of February, 2020


Anthony Barker

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Anthony Barker**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, 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.

Notary Public 

My commission expires 6-21-23

COLLEEN M. MCCARTHY
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Jun 21, 2023