

# UNOFFICIAL COPY

Doc#: 2007108019 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/11/2020 08:48 AM Pg: 1 of 2

Dec ID 20191101651368  
ST/CO Stamp 1-107-767-136 ST Tax \$178.50 CO Tax \$89.25  
City Stamp 1-328-392-032 City Tax: \$1,874.25

A19-0921SA  
**WARRANTY DEED**

## THE GRANTOR

(The space above for Recorder's use only)

FREDY O. DOMINGUEZ, an unmarried man, of the City of Chicago, Cook County, Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to QIWEI CHIEN and NINO SPURIA, in tenancy in common

the following described Real Estate situated in Cook County, Illinois, legally described as:


LOT 10 IN THE SUBDIVISION OF BLOCK 4 OF BLOCK 5 IN PRESCOTT'S DOUGLAS PARK ADDITION TO CHICAGO IN SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO: General real estate taxes for 2019, 2020 and subsequent years, covenants, conditions, and restrictions of record.**

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

Permanent Index Number (PIN): 16-23-227-029-0000  
Address(es) of Real Estate: 1524 S. Spaulding Ave., Chicago, IL 60623

Dated this 28 day of February, 2020

  
\_\_\_\_\_  
Fredy O. Dominguez (SEAL)

The purchaser may not sell the property for any sales price within 30 days after the short sale settlement date. For the period between 31 and 90 calendar days from the date of the short sale settlement date the purchaser is prohibited from selling the property for a gross sales price greater than 120% of the short sale price.

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STATE OF ILLINOIS )  
 )ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Fredy O. Dominguez, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 28th day of February, 2020.

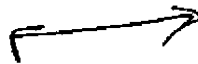


Juana Rodriguez  
NOTARY PUBLIC  
Commission expires 3/12/20

This instrument was prepared by:  
Mila Gloria Novak, P.C., Attorneys at Law, 2300 W. Lake Street, Melrose Park, IL 60160

MAIL RECORDED DEED TO:

SAME



SEND SUBSEQUENT TAX BILLS TO:

Qiwei Chen & Nino Spuria  
1524 S. Spaulding Ave. 8137 A. Fairmount  
Chicago, IL 60625 Drive  
Niles IL 60714

REAL ESTATE TRANSFER TAX		02-Mar-2020
	CHICAGO:	1,338.75
	CTA:	535.50
	TOTAL:	1,874.25 *
16-23-227-029-0000   20191101651368   1-328-392-032		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		02-Mar-2020
	COUNTY:	89.25
	ILLINOIS:	178.50
	TOTAL:	267.75
16-23-227-029-0000   20191101651368   1-107-767-138		