

# UNOFFICIAL COPY

This Instrument was prepared by:  
CRYSTAL L. SIVER, ESQ.  
Crystal Siver Law  
1155 Willow Lane  
Northbrook, Illinois 60062

Doc#: 2015021028 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/29/2020 09:45 AM Pg: 1 of 3

Dec ID 20200401653641  
ST/CO Stamp 1-916-498-144 ST Tax \$365.00 CO Tax \$182.50  
City Stamp 1-078-653-152 City Tax: \$3,832.50

After recording, please mail to:  
Mila Gloria Novak, P.C.  
2300 W Lake  
Melrose Park IL 60160  
200493200093

Mail Subsequent Tax Bills to:  
ZULEMA ORTIZ  
7158 S. Lawndale Ave  
Chicago, IL 60629

## WARRANTY DEED

Statutory (Illinois)

THE GRANTOR, **CLAUDIO SANCHEZ, JR.**, an unmarried man, of , 7158 S. Lawndale Ave., Chicago, IL 60629, for and in consideration of TEN DOLLARS (\$10.00) and for other good and valuable consideration in hand paid, does hereby **CONVEY and WARRANT** unto **ZULEMA ORTIZ**, an unmarried woman, GRANTEE, of \_\_\_\_\_, the following described Real Estate situated in the COUNTY of COOK, in the STATE of ILLINOIS, to-wit:

LOT 25 IN BLOCK 1 IN SHEAHAN'S MARQUETTE PARK VILLA, A SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

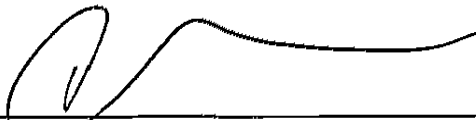
PROPERTY: 7158 S. Lawndale Ave., Chicago, IL 60629  
PIN: 19-26-105-040-0000

Subject to: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

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

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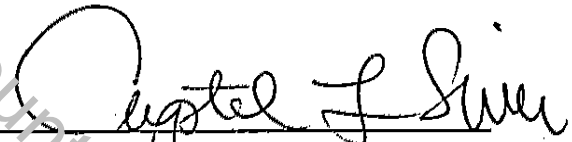
DATED this 7th day of April, 2020.

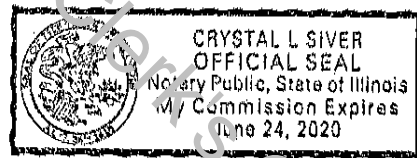
  
\_\_\_\_\_  
CLAUDIO SANCHEZ, JR. (SEAL)

State of ILLINOIS     )  
                                  ) SS  
County of COOK        )

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that CLAUDIO SANCHEZ, JR., 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 acknowledged 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 7th day of April, 2020.

  
\_\_\_\_\_  
NOTARY PUBLIC



**UNOFFICIAL COPY**  
ATTORNEYS' TITLE GUARANTY FUND, INC.

**LEGAL DESCRIPTION**

**Permanent Index Number:**

Property ID: 19-26-105-040-0000

**Property Address:**

7158 S. Lawndale  
Chicago, IL 60629

**Legal Description:**

LOT 25 IN BLOCK 1 IN SHEAHAN'S MARQUETTE PARK VILLA, A SUBDIVISION OF THE WEST 1/2 OF THE  
NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office