

UNOFFICIAL COPY

WARRANTY DEED STATUTORY (ILLINOIS)

Doc#: 2022007447 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/07/2020 02:40 PM Pg: 1 of 2

Dec ID 20200601605426
ST/CO Stamp 0-944-179-936 ST Tax \$172.50 CO Tax \$86.25
City Stamp 1-295-422-176 City Tax: \$1,811.25

(THE ABOVE SPACE RESERVED FOR THE RECORDER OF DEEDS)

The GRANTOR, Abel Villanueva Barajas ^{Jr.} & Katherine Tapiero ^{Both unmarried}, of the County of Cook, State of IL, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to the Grantees:

Oscar Vargas, Single

FIDELITY NATIONAL TITLE (H 20017373)
1 of 2

The following described real estate:

UNIT NO. 3-B IN KEDVALE MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 6 IN BLOCK 19 IN IRVING PARK, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 22937293, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Tax Index Number: 13-15-416-049-1008

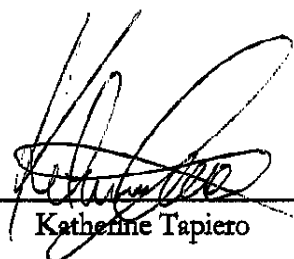
Property Address: 4146 N Kedvale Avenue, Unit 3B, Chicago, IL 60641

SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing;
(b) applicable zoning and building laws and ordinances,
(c) covenants, conditions, restrictions, encroachments and easements of record none of which shall in any way affect the use and occupancy of the Purchased residence,
(d) acts done or suffered by Grantee or anyone claiming through Grantee,
(e) utility easements, whether recorded or unrecorded,
(f) liens and other matters of title over which the Title Insurer is willing to insure over at no cost to the Purchaser.

TO HAVE AND TO HOLD THE SAME UNTO THE Grantees as aforesaid and to the proper use and benefit of Grantees forever.

Dated: 8/16/2020

BY: 
Abel Villanueva Barajas

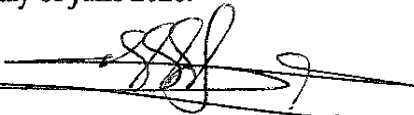
BY: 
Katherine Tapiero

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STATE OF IL)
) ss
COUNTY OF COOK)

I, Eid A. Hashlamoun notary public in and for and residing in the said County, in the State aforesaid, DO
HEREBY CERTIFY that Abel Villanueva Barajas & Katherine Tapiero are personally known to me to be the same
persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and
acknowledged that they signed, sealed and delivered this said instrument as their free and voluntary act, for the uses
and purposes therein set forth.

GIVEN under my hand and notarial seal this 16 day of June 2020.



Notary Public



Mail tax bill to:

Oscar Vargas
4146 N Kedvale Avenue, Unit 3B
Chicago, IL 60641

REAL ESTATE TRANSFER TAX	24-Jun-2020
CHICAGO:	1,293.75
CTA:	517.50
TOTAL:	1,811.25 *

13-15-416-049-1008 | 20200601605426 | 1-295-422-176
* Total does not include any applicable penalty or interest due.

Mail recorded deed to:

Therese L. Panzica
2510-A W. Irving Park Rd
Chicago, IL 60618

REAL ESTATE TRANSFER TAX	24-Jun-2020
COUNTY:	86.25
ILLINOIS:	172.50
TOTAL:	258.75

13-15-416-049-1008 | 20200601605426 | 0-944-179-036

Prepared By:

Craig Bizar
Bizar & Doyle, LLC
123 W. Madison, Ste 205
Chicago, IL 60602