

A 20-3914 ST  
WARRANTY DEED

UNOFFICIAL COPY

Doc#: 2026907133 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/25/2020 10:04 AM Pg: 1 of 2

Dec ID 20200701634853  
ST/CO Stamp 0-481-361-632 ST Tax \$382.00 CO Tax \$191.00  
City Stamp 1-074-872-032 City Tax: \$4,011.00

THE GRANTOR, *Juan G. Flores*, a  
*single man*, of 2837 North Austin Avenue,  
Chicago, Illinois, for and in consideration of  
TEN DOLLARS (\$10.00), in hand paid, and  
other good and valuable consideration,  
CONVEY and WARRANT to *Leonardo Arias*,  
a married man, of 2453 N. Luma Ave  
Chicago, Illinois, the  
following described Real Estate situated in the  
County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

*SUBJECT TO: general real estate taxes not due and payable at the time of closing; covenants, conditions restrictions of record; building lines and easements, if any*

THIS IS NOT HOMESTEAD PROPERTY

Address of Real Estate: 2716 North Moody Avenue Chicago, Illinois 60639

Permanent Real Estate Index Number: 13-29-304-025 0000

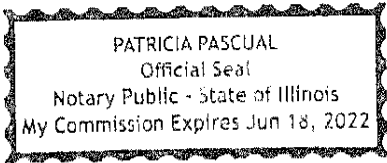
DATED this 20<sup>th</sup> day of July, 2020

*Juan G. Flores*  
\_\_\_\_\_  
JUAN G. FLORES

State of IL )  
County of Cook ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *Juan G. Flores* 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20<sup>th</sup> day of July, 2020.



*Patricia Pascual*  
\_\_\_\_\_  
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: *Patricia Gutierrez Pascual, Esq., 5716 West Lawrence Avenue, Chicago, Illinois 60630; 773/635-4100*

AFTER RECORDING, MAIL TO:  
*Leonardo Arias*  
*2716 N. Moody Avenue*  
*Chicago, IL 60639*

SEND SUBSEQUENT TAX BILLS TO:  
*Leonardo Arias*  
*2716 North Moody Avenue*  
*Chicago, Illinois 60639*


# UNOFFICIAL COPY



## LEGAL DESCRIPTION

LOT 10 IN KEENEY'S SUBDIVISION OF LOTS 55, 56 AND 57 IN TITLEY'S DIVERSEY AVENUE SUBDIVISION OF LOT 4 IN CIRCUIT COURT PARTITION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE SOUTH 33 1/3 ACRES THEREOF AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF (EXCEPT THE SOUTH 33 1/3 ACRES THEREOF) IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 2716 North Moody Avenue, Chicago, Illinois 60639

Permanent Real Estate Index Number: 13-29-304-025-0000

REAL ESTATE TRANSFER TAX		06-Aug-2020
	CHICAGO:	2,865.00
	CTA:	1,146.00
	TOTAL:	4,011.00 *
13-29-304-025-0000   20200701634853   1-074-872-032		

REAL ESTATE TRANSFER TAX		06-Aug-2020
	COUNTY:	197.00
	ILLINOIS:	382.00
	TOTAL:	579.00
13-29-304-025-0000   20200701634853   0-481-361-632		

\* Total does not include any applicable penalty or interest due.

**Warranty Deed**

INDIVIDUAL TO INDIVIDUAL

2716 North Moody Avenue  
Chicago, Illinois 60639

Juan G. Flores

to

Leonardo Arias