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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2030546359 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/02/2020 02:37 PM Pg: 1 of 4

Dec ID 20200901613297
ST/CO Stamp 1-361-090-016 ST Tax \$35.00 CO Tax \$17.50
City Stamp 0-049-337-824 City Tax: \$367.50

THE GRANTORS (NAME AND ADDRESS)

Jose C. Sanchez
2425 W 46th Place
Chicago, IL 60632

1021
20-145781
Property

(The Above Space for Recorder's Use Only)

THE GRANTOR, Jose C. Sanchez, a married person [*NOT HOMESTEAD PROPERTY*], for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Ramiro Guerra and Karen Nieto, a married couple, of 5937 S Washtenaw Ave, Chicago, IL 60629, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 7 IN BLOCK 1 IN COBE AND MCKINNON'S 63RD STREET AND CALIFORNIA AVENUE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 19-13-403-004-0000
Property Address: 2617 W 59th Street, Chicago, IL 60679

GRANTOR hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD the above-granted premises unto the parties of the second part forever in Joint Tenancy.

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

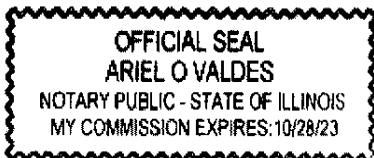
Dated this 26 day of MARCH, 2020.

Jose C Sanchez
Jose C. Sanchez

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jose C. Sanchez 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 they signed, sealed and delivered in the instrument as their 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 notarial seal, this 26 day of March, 2020.



[Signature]
Notary Public


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THIS INSTRUMENT PREPARED BY:

Elisa Rodriguez
Rodriguez & Flores-Szeto LLC
4637 S. Archer Ave.
Chicago, IL 60632

MAIL TO:

Ramiro Guerra
Karen Nieto
5937 S Washtenaw Ave
Chicago, IL 60629

 **Plymouth Title**
GUARANTY CORPORATION
6323 N. Avondale Ave.
Suite B-106
Chicago, IL 60631

SEND SUBSEQUENT TAX BILLS TO:

Ramiro Guerra
Karen Nieto
5937 S Washtenaw Ave
Chicago, IL 60629

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX 30-Sep-2020



CHICAGO:	262.50
CTA:	105.00
TOTAL:	367.50 *



19-13-403-004-0000 | 20200901613297 | 0-049-337-824

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

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REAL ESTATE TRANSFER TAX		30-Sep-2020
	COUNTY:	17.50
	ILLINOIS:	35.00
	TOTAL:	52.50
19-13-403-004-0000 20200901613297 1-361-090-016		