

# UNOFFICIAL COPY

## WARRANTY DEED

## ILLINOIS STATUTORY

### THE GRANTORS:

**EFRAIN RIVERA AND  
ROSA RIVERA, HIS WIFE  
13317 S. COMMERCIAL AVENUE  
CHICAGO, ILLINOIS 60633**

Doc#: 2032207161 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/17/2020 08:39 AM Pg: 1 of 2

Dec ID 20200901611034  
ST/CO Stamp 0-290-248-160 ST Tax \$183.00 CO Tax \$91.50  
City Stamp 1-033-262-560 City Tax: \$1,921.50

THE GRANTORS, **EFRAIN RIVERA and ROSA RIVERA, HIS WIFE**, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby CONVEY(S) and WARRANTS with release of homestead rights unto **Brandon Villarreal and Paola Quevedo, as Joint Tenants With Rights of Survivorship, Grantees, of 12518 S. Honroe Street, Calumet Park, Illinois, 60827**, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

#### Legal Description:

**LOT 22 IN COX'S SECOND SUBDIVISION, A SUBDIVISION OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND ALL OF THAT PART OF THE SOUTH HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER LYING NORTHEASTERLY OF THE CHICAGO AND WESTERN INDIANA RAILROAD, IN SECTION 31, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Commonly known as: 13321 S. Commercial Avenue, Chicago, Illinois 60633**

**Permanent Index Numbers: 26-31-117-006-0000**

Subject to: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; and (e) provided they do not interfere with the current use and enjoyment of the Real Estate.

In Witness Whereof, said Grantors have caused their names to be signed this 24<sup>th</sup> day of September, 2020.

By:   
\_\_\_\_\_  
**EFRAIN RIVERA**

By:   
\_\_\_\_\_  
**ROSA RIVERA**

FIDELITY NATIONAL TITLE

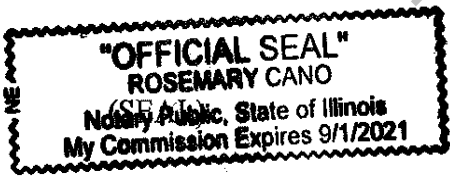
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# UNOFFICIAL COPY

STATE OF ILLINOIS    )  
   ) SS  
 COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **EFRAIN RIVERA and ROSA RIVERA, His Wife**, 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 and delivered the said instrument and pursuant to as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24<sup>th</sup> day of September, 2020.



*Rosemary Cano*  
 \_\_\_\_\_  
 NOTARY PUBLIC

My Commission Expires 09/01/2021

REAL ESTATE TRANSFER TAX		29-Sep-2020
	CHICAGO:	1,372.50
	CTA:	549.00
	TOTAL:	1,921.50 *

26-31-117-006-0000 | 20200901611034 | 1-033-262-560

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

REAL ESTATE TRANSFER TAX		29-Sep-2020
	COUNTY:	91.50
	ILLINOIS:	183.00
	TOTAL:	274.50

26-31-117-006-0000 | 20200901611034 | 0-290-248-160

**RETURN TO:**

*O'Brien Law Group PC*  
 15255 South Ave.  
 Suite 500  
 Grand Park IL  
 60142

**PREPARED BY:**

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 Attorney at Law  
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 773-646-0022  
 773-646-0032  
 E-mail: [johnswronalaw@gmail.com](mailto:johnswronalaw@gmail.com)

**MAIL TAX BILL TO:**

Brandon Villarreal and  
 Paola Quevedo  
 13321 S. Commercial Avenue  
 Chicago, Illinois 60633