

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY

FIRST AMERICAN TITLE
FILE # AF/00/0152



Doc# 2106822020 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/09/2021 10:29 AM PG: 1 OF 2

THE GRANTOR(S), Salvador Vargas, a married man, of the Village of Romeoville, County of Will, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Juan Valdez, a _____ man, of the Village of Melrose Park, County of Cook, State of Illinois, and to Kevin Arias De Lamora, a _____ man, of the Village of Bellwood, County of Cook, State of Illinois, as tenants in common, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: Valdez

LOT 12 IN BLOCK 70 IN MELROSE, A SUBDIVISION OF LOTS 3 TO 5 IN SUPERIOR COURT PARTITION OF THE SOUTH 1/2 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CHICAGO AND NORTHWESTERN RAILWAY, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO: the general real estate taxes for the year 2020 instalments, and subsequent years and to the restrictions, conditions, covenants and easements of record.

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

This property is not homestead property as to Betty Vargas, wife of Salvador Vargas.

Permanent Real Estate Index Number(s): 15-03-455-017-0000 (Vol. 154)

Grantees' address
Address of Real Estate: 702 North 15th Avenue, Melrose Park, Illinois 60160

Dated this 31st day of December, 2020

Salvador Vargas
Salvador Vargas

VILLAGE OF MELROSE PARK
Certificate of Compliance
TRANSFER STAMP
Ordinance No. 687
702 N. 15th ave
Address of Property
MAI 12/30/20
Approved Date

REAL ESTATE TRANSFER TAX		04-Mar-2021
COUNTY:		115.00
ILLINOIS:		230.00
TOTAL:		345.00
15-03-455-017-0000 20201201602670 1-521-351-696		

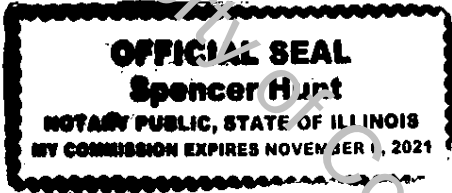
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STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Salvador Vargas** is 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 he/she signed, sealed and delivered the instrument as his/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 31st day of December, 2020.



Spencer Hunt

Notary Public

Prepared by:
Spencer C. Hunt
Hunt & Subach, Ltd.
1035 S. York Road
Bensenville, IL 60106

Mail to:
Ronald Serpico
1807 N. Broadway
Melrose Park, IL 60160

Name and Address of Taxpayer:
Juan Valdez &
Kevin Arias De Lamora
702 North 15th Avenue
Melrose Park, IL 60160

Properly Filed Cook County Clerk's Office