

UNOFFICIAL COPY

Doc#: 2121634043 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/04/2021 10:30 AM Pg: 1 of 3

Dec ID 20210701615787
ST/CO Stamp 1-093-368-592 ST Tax \$275.00 CO Tax \$137.50
City Stamp 2-122-218-256 City Tax: \$2,887.50

WARRANTY DEED

**AFTER RECORDING MAIL TO:
COMMERCIAL ACQUISITIONS, LLC**

MAIL REAL ESTATE TAX BILL TO:
COMMERCIAL ACQUISITIONS, LLC
1827 Walden Office Sq STE 5040
Scholarburg IL 60173

(Reserved for Recorders Use Only)

THE GRANTOR: JOSE ROSALES,
married, of

_____ and
JOSE G. RICO, unmarried, of
_____ , for

and in consideration of TEN AND
00/100THS (\$10.00) DOLLARS and other
good and valuable consideration in hand

paid, CONVEYS AND WARRANTS to COMMERCIAL ACQUISITIONS, LLC,
addressed at 1827 Walden Office Sq, to
have and to hold the following described Real Estate as, situated in the County of DUPAGE, in
the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 4640 W 87th St, Chicago, IL 60652
PIN: 19-34-315-049-0000

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b)
Special Assessments confirmed after Contract date; (c) Building, building line and use or
occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e)
Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other
conduit.

THIS IS NOT HOMESTEAD PROPERTY AS TO SELLERS

REAL ESTATE TRANSFER TAX

02-Aug-2021



COUNTY: 137.50
ILLINOIS: 275.00
TOTAL: 412.50

19-34-315-049-0000 | 20210701615787 | 1-093-368-592

REAL ESTATE TRANSFER TAX

02-Aug-2021



CHICAGO: 2,062.50
CTA: 825.00
TOTAL: 2,887.50 *

19-34-315-049-0000 | 20210701615787 | 2-122-218-256

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

ADJ-3848 HC

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DATED this 23 day of July, 2021.

Jose Rosales
JOSE ROSALES

Jose G. Rico
JOSE G. RICO

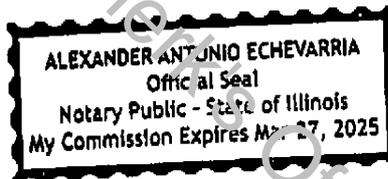
STATE OF IL)
COUNTY OF Cook)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that JOSE ROSALES and JOSE G. RICO,, 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 individually acknowledged that he/she signed and delivered the said 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 23 day of July, 2021.

Alexander A. Echevarria
Notary Public

NAME AND ADDRESS OF PREPARER:
Alexander A. Echevarria
Attorney at Law
830 North Blvd., Suite A
Oak Park, IL 60301



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Legal Description

LOT 6 AND THE EAST 5 FEET OF LOT 7 IN BLOCK 3 IN F.H. BARTLETT CITY OF CHICAGO SUBDIVISION OF LOTS 2 AND 3 IN ASSESSOR'S SUBDIVISION OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF THE WEST 129 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34 AS LIES IN LOT 3 AND EXCEPT RAILROAD), IN COOK COUNTY, ILLINOIS.

Property Address:
4640 W 87th St
Chicago, IL 60652

Pin: 19-34-315-049-0000

Property of Cook County Clerk's Office