

# UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL TO INDIVIDUAL**

4105(366G) 1/2

**GIT**

Doc# 2127046173 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/27/2021 11:33 AM Pg: 1 of 2

Dec ID 20210601676745  
ST/CO Stamp 0-995-079-952 ST Tax \$410.00 CO Tax \$205.00

THE GRANTOR(S), Humberto Gutierrez, a married man, of the City of Elmwood Park, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to JALME ESPARZA (GRANTEE'S ADDRESS) 1536 Home Ave., Berwyn, IL 60402 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 40 IN BLOCK 1 IN ELLSWORTH, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN TOWN OF LEYDEN, IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY

**SUBJECT TO:** General real estate taxes not due and payable at the time of closing, general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)2020, installments not due at the date hereof of any special tax or assessment for improvements heretofore below, covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

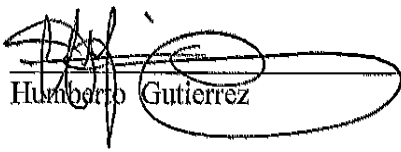
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 12-25-403-007-0000

Address(es) of Real Estate: 2737 N. 74th Court, Elmwood Park, Illinois 60707

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Dated this 22 day of June, 2021

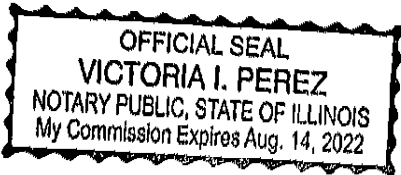
  
Humberto Gutierrez

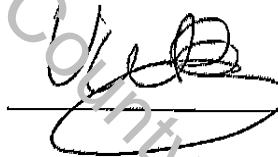
STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Humberto Gutierrez,

personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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.

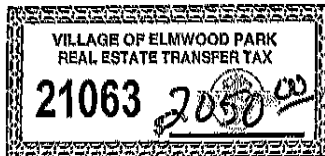
Given under my hand and official seal, this 22 day of June, 2021





  
(Notary Public)

**Prepared By:** Victoria I. Perez, P.C.  
Attorney at Law  
4126 N. Lincoln Ave., Suite 1  
Chicago, Illinois 60618

**Mail To:**  
Daniel Stefanczuk  
6841 W. Belmont Ave.  
Chicago, Illinois 60634



**Name & Address of Taxpayer:**  
~~Jamie~~ Esparza  
2737 N. 74th Court  
Elmwood Park, Illinois 60707  
Jaime

REAL ESTATE TRANSFER TAX		20-Aug-2021
	COUNTY:	205.00
	ILLINOIS:	410.00
	TOTAL:	615.00

12-25-403-007-0000 | 20210601676745 | 0-995-079-952