

# UNOFFICIAL COPY

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Doc#: 2201206136 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/12/2022 11:08 AM Pg: 1 of 3

## WARRANTY DEED ILLINOIS STATUTORY

**Mail To:**

Anthony Nicpon  
7316 W. Myrtle  
Chicago IL 60631

**Name & Address of Co. payer:**

Wilfredo Ortiz and Doreen Chan  
6529 N. Natoma Ave.  
Chicago, IL, 60631

Dec ID 20220101689121  
ST/CO Stamp 1-441-326-736 ST Tax \$487.50 CO Tax \$243.75  
City Stamp 0-345-695-888 City Tax: \$5,118.75

Prepared by: Hawbecker and Garver, LLC, 26 Blaine Street, Hinsdale, IL 60521

THE GRANTOR(S) Christopher B. Sanchez and Jamie D. Sanchez, husband and wife of 6529 N. Natoma Ave., Chicago, State of Illinois, 60631, 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 Wilfredo Ortiz and Doreen Chan, an unmarried man and an unmarried woman

*Shun Ying*  
(BUYER'S ATTORNEY OR BUYER: CHECK APPLICABLE AND STRIKE ALL OTHERS)

- Individually  
 as Tenants in Common  
 as Joint Tenants  
 not as joint tenants, nor tenants in common, but as Tenants by the Entirety

Whose address is 3133 N Nagle Ave, Chicago IL 60634, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

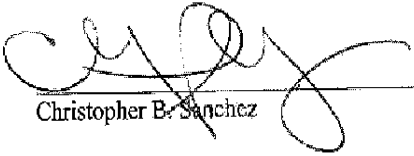
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; ~~acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.~~

Permanent Real Estate Index Number: 10-31-409-010-0000  
Address of Real Estate: 6529 N. Natoma Ave., Chicago, IL, 60631

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Dated this 3rd day of December, 2021.

  
\_\_\_\_\_  
Christopher B. Sanchez

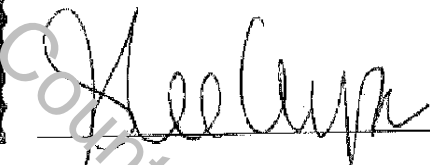
  
\_\_\_\_\_  
Jamie D. Sanchez

STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Christopher B. Sanchez**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ 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 \_\_\_\_\_ day of December, 2021.



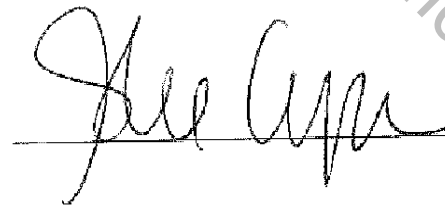
  
\_\_\_\_\_  
(Notary Public)

STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Jamie D. Sanchez**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ 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 3 day of December, 2021.



  
\_\_\_\_\_  
(Notary Public)

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## Exhibit A

**Lot 12 in the A.J. Schmid's Forest View Subdivision of that part of the Southeast 1/4 of the Southeast 1/4 of Section 31, Township 41 North, Range 13, East of the Third Principal Meridian, lying Southwesterly of the center line of Milwaukee Avenue and Northwesterly of the Northwesterly line of Billy Caldwell's Reserve extended in a straight line to the West line of said Southeast 1/4 of the Southeast 1/4 of Section 31, aforesaid, in Cook County, Illinois.**

Property of Cook County Clerk's Office