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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

Doc#. 2201312189 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/13/2022 08:28 AM Pg: 1 of 3

Dec ID 20211101650581
ST/CO Stamp 1-584-626-320 ST Tax \$185.00 CO Tax \$92.50

Old Republic National Title
Insurance Company
9601 Southwest Highway
Oak Lawn, IL 60453

21139872 1/2

THE GRANTOR(S), Benjamin Flores, a married person, of the City of Markham, 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 Hector Franco, Individual, (GRANTEE'S ADDRESS) 640 Colonial Lane # 14, DesPlaines, Illinois 60016 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:

See Exhibit 'A' attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 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): 29-19-417-052-0000
Address(es) of Real Estate: 16542 Wolcott Avenue, Markham, Illinois 60426

Dated this 22nd day of November, 2021

Benjamin Flores H
Benjamin Flores

29-19-417-052-0000



CITY OF MARKHAM
Real Estate Transfer Stamps

Date 11-15-2021
\$ 50.00

0122

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Benjamin Flores, 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 22nd day of November, 2021



S. Herrera (Notary Public)

Prepared By: Luis Martinez - Attorney at Law
4111 West 63rd Street
Chicago, Illinois 60629-5007

Mail To:
Eduardo Lara - Attorney at Law
5915 South Talman Avenue
Chicago, Illinois 60629

Name & Address of Taxpayer:
Hector Franco
16542 Wolcott Avenue
Markham, Illinois 60426

| REAL ESTATE TRANSFER TAX | | 30-Dec-2021 |
|---|-----------|-------------|
| | COUNTY: | 92.50 |
| | ILLINOIS: | 185.00 |
| | TOTAL: | 277.50 |
| 29-19-417-052-0000 20211101650581 1-584-626-320 | | |

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EXHIBIT 'A' Legal Description

ALL OF LOT 21 AND LOT 22 (EXCEPT THE NORTH 15 FEET THEREOF) IN BLOCK 3 IN CROISSANT PARK MARKHAM, BEING A SUBDIVISION OF LOT 2 (EXCEPT THE NORTH 15.61 FEET THEREOF) ALL OF LOTS 3, 4, 5 AND 6 IN LAW'S SUBDIVISION OF THE SOUTH HALF OF THE SOUTH EAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF THE SOUTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST AND NORTH WEST OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD IN COOK COUNTY, ILLINOIS.

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