

# UNOFFICIAL COPY

Doc#: 2202649147 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/26/2022 01:07 PM Pg: 1 of 3

Dec ID 20220101602019  
ST/CO Stamp 1-166-818-960 ST Tax \$245.00 CO Tax \$122.50  
City Stamp 0-965-492-368 City Tax: \$2,572.50

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Raul R Esparza Jr and Isabel Esparza

1531027

1188

STEWART TITLE  
700 E. Diehl Road, Suite 180  
Naperville, IL 60563

(The Above Space for Recorder's Use Only)

THE GRANTORS Raul R Esparza Jr and Isabel Esparza, a married couple, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Mario Posada, *AS IN 13 MAR* of, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

← Mario Posada Duran

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

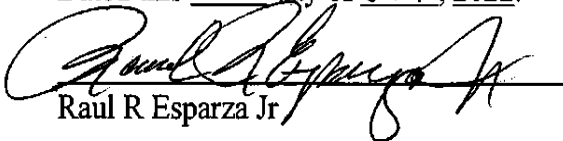
Permanent Index Number(s): 19-17-222-014-0000

Property Address: 5706 S Parkside Ave, Chicago, IL 60638 *grantee address*

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 and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 20<sup>th</sup> day of Jan., 2022.

  
Raul R Esparza Jr

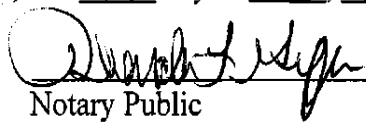
  
Isabel Esparza

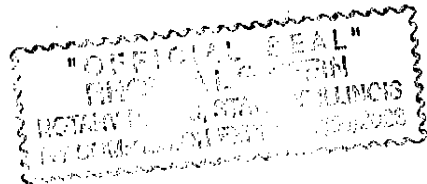
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS,  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Raul R Esparza Jr and Isabel Esparza personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 30 day of Jan, 2022.

  
Notary Public




THIS INSTRUMENT PREPARED BY

Archer Law Group  
6839 W. Archer Ave.  
Chicago, IL 60638



MAIL TO:  
*Same as tax bills*

SEND SUBSEQUENT TAX BILLS TO:

Mario Posada *Deval*  
5706 S Parkside Ave  
Chicago, IL 60638

REAL ESTATE TRANSFER TAX	21-Jan-2022
 CHICAGO:	1,837.50
CTA:	735.00
<b>TOTAL:</b>	<b>2,572.50 *</b>

19-17-222-014-0000 | 20220101602019 | 0-965-492-368  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	21-Jan-2022
 COUNTY:	122.50
 ILLINOIS:	245.00
<b>TOTAL:</b>	<b>367.50</b>

19-17-222-014-0000 | 20220101602019 | 1-166-818-960

# UNOFFICIAL COPY

## ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Exhibit A - Legal Description

The North 34 feet of the South 136.00 feet of the North 201.52 (except the West 16.00 feet thereof) of Block 68 lying within the East 561 feet of Section 17, in Frederick H. Bartlett's Third Addition to Garfield Ridge, a Subdivision of that part of the East 1/2 of Section 17, North of the Indiana Harbor Belt Railroad Right of Way (except the West 1/2 of the West 1/2 of the Northeast 1/4) also that part of the North 3/4 of the East 1/4 of the Northeast 1/4 lying East of said Indiana Harbor Belt Railroad Right of Way of Section 17, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.*

Copyright 2006-2016 American Land Title Association. All rights reserved.  
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.  
008UN-ALTA Commitment For Title Insurance (8/1/16)

