

760040 10/2

UNOFFICIAL COPY



WARRANTY DEED (Illinois)

Doc# 2204041051 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/09/2022 10:58 AM PG: 1 OF 5

THIS DEED is made as of the 17 day of January, 2022, by and between

SUSAN LA, A MARRIED PERSON (this is non homestead property to spouse of Susan La) ("Grantor," whether one or more),

and

VICENTE A. MARIN GARCIA AND MARIELA JOSEFINA BACA, HUSBAND AND WIFE NOT AS TENANTS IN COMMON OR JOINT TENANTS BUT AS TENANTS BY THE ENTIRETY 4530 N. KASSON AVE., CHICAGO, IL 60630

("Grantee," whether one or more).

Citywide Title Corporation 111 W. Washington Street Suite 1280 Chicago IL 60602

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

LOT 6 IN BLOCK 2 IN GEORGE C. HIELD'S BRYNFORD PARK SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF FRACTIONAL SECTION 3, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18,1924 AS DOCUMENT 8322820 IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5701 N. KARLOV AVE., CHICAGO, IL 60646

PARCEL INDEX NUMBER (PIN): 13-03-408-005-0000 (VOL: 320)

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2021 and subsequent years.

S Y P 5 S Y-1 SC INT

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 17 day of January, 2022.

Susanna
SUSAN LA

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO: Vicente A. Marin Garcia; 5701 N. Karlov
Chicago, IL 60646

SEND SUBSEQUENT TAX BILLS TO: VICENTE A. MARIN GARCIA AND MARIELA JOSEFINA BACA
5701 N. KARLOV AVE., CHICAGO, IL 60646

OR RECORDER'S OFFICE BOX NO. _____

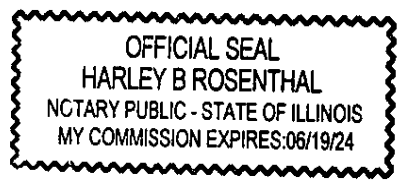
STATE OF IL)
COUNTY OF Lake) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that SUSAN LA is 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 acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 17 day of January, 2022.

Notary Public [Signature]

My Commission Expires: 6.19.24



UNOFFICIAL COPY

LEGAL DESCRIPTION

PIN: 13-03-408-005-0000

ADDRESS: 5701 N KARLOV AVE CHICAGO IL 60646

LOT 6 IN BLOCK 2 IN GEORGE C. HIELD'S BRYNFORD PARK SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF FRACTIONAL SECTION 3, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1924 AS DOCUMENT 8322820 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

**COOK COUNTY
CLERK
RECORDING DIVISION**

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

20-Jan-2022



CHICAGO:

3,225.00

CITY:

1,290.00

TOTAL:

4,515.00

13-03-408-005-0000

20220101604068

0-120-086-160

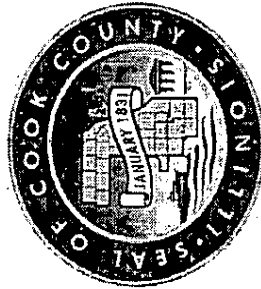
* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

20-Jan-2022



COUNTY:
ILLINOIS:
TOTAL:

215.00
430.00
645.00

13-03-408-005-0000

20220101604068

0-656-957-072

Property of Cook County Clerk's Office