

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2205407325 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/23/2022 08:54 AM Pg: 1 of 2

Dec ID 20211201679087
ST/CO Stamp 0-959-639-952 ST Tax \$250.00 CO Tax \$125.00
City Stamp 0-929-608-080 City Tax: \$2,625.00

GIT

4/10/2022 CG 0111

THE GRANTOR(S), Uriel Melesio, a married man, and Roberto Melesio Jr., a married man, and Jaime Melesio, a married man, of the City of Chicago, 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 Wenseslao Garcia Mondragon (GRANTEE'S ADDRESS) 3233 N. Kosmer Ave., Chicago, IL 60641 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:


THE WEST 2 FEET OF LOT 23 AND ALL OF LOT 24 IN HAMBERG'S SUBDIVISION IN BLOCK 4 IN SNYDER AND LEE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL, 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 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)2021, 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): 16-03-305-002-0000
Address(es) of Real Estate: 4455 W. Haddon Ave., Chicago, Illinois 60651

REAL ESTATE TRANSFER TAX		09-Feb-2022
	CHICAGO:	1,875.00
	CTA:	750.00
	TOTAL:	2,625.00 *
16-03-305-002-0000 20211201679087 0-929-608-080		

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

REAL ESTATE TRANSFER TAX		09-Feb-2022
	COUNTY:	125.00
	ILLINOIS:	250.00
	TOTAL:	375.00
16-03-305-002-0000 20211201679087 0-959-639-952		

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Dated this 8 day of December, 2021

Uriel Melesio
Uriel Melesio

Jaime Melesio
Jaime Melesio

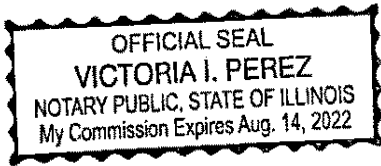
Roberto Melesio Jr
Roberto Melesio Jr.

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Uriel Melesio and Roberto Melesio Jr. and Jaime Melesio,

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 8 day of December, 2021



[Signature] (Notary Public)

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

Mail To:
Rosalind Pando
2852 N. Campbell Ave.
Chicago, Illinois 60618

Name & Address of Taxpayer:
Wenseslao Garcia Mondragon
4455 W. Haddon Ave.
Chicago, Illinois 60651

3233 N. Kostnen
Chicago, IL 60641