

UNOFFICIAL COPY

**WARRANTY DEED
STATUTORY (ILLINOIS)**

Doc#: 2207320457 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/14/2022 12:38 PM Pg: 1 of 3

Dec ID 20220201637913
ST/CO Stamp 1-067-681-168 ST Tax \$227.00 CO Tax \$113.50

FIDELITY NATIONAL TITLE
CH22002056

(THE ABOVE SPACE RESERVED FOR THE RECORDER OF DEEDS)

The GRANTOR, **Jose Ramirez and Blanca Ramirez, Husband and Wife** of the County of Ellis, State of Texas, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to the Grantee:

Eduardo Ramirez, Jr., unmarried man, of Cook County IL

The following described real estate:

Permanent Real Estate Tax Index Number: **12-27-116-052-000**
Property Commonly Known As: **2901 Washington St, Franklin Park, IL 60131**



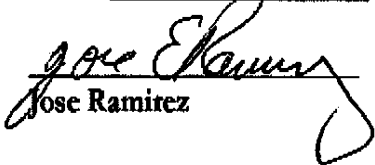
This stamp processed pursuant to Section 7-10B-A-22 of the Franklin Park Village Code governing review of documents.

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF

- SUBJECT TO:
- (a) general real estate taxes not due and payable at the time of closing;
 - (b) applicable zoning and building laws and ordinances,
 - (c) covenants, conditions, restrictions, encroachments and easements of record none of which shall in any way affect the use and occupancy of the Purchased residence,
 - (d) acts done or suffered by Grantee or anyone claiming through Grantee,
 - (e) utility easements, whether recorded or unrecorded,
 - (f) If applicable, IL condominium act, bylaws, and declaration of association,
 - (f) liens and other matters of title over which the Title Insurer is willing to insure over at no cost to the Purchaser.
 - (g) liens and other matters that Grantee has agreed to take the property subject to.

TO HAVE AND TO HOLD THE SAME UNTO THE Grantee as aforesaid and to the proper use and benefit of Grantee forever.

Dated: 02-12-22


Jose Ramirez


Blanca Ramirez

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EXHIBIT A

Legal Description

LOT 28 AND THE SOUTH 0.92 FEET OF LOT 27 IN BLOCK 12 IN FRANKLIN PARK, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 (EXCEPT THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD AND EXCEPT THE 2 ACRES DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER 156.8 FEET WEST OF THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER, THENCE NORTH PARALLEL TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER 174.6 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF THE WEST HALF OF THE NORTH WEST QUARTER 498.7 FEET, THENCE SOUTH PARALLEL TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER 174.65 FEET, THENCE EAST ALONG SAID SOUTH LINE 498.7 FEET TO THE POINT OF BEGINNING) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Any of the fixtures and personal property enumerated in the printed form of the real estate contract.

Property of Cook County Clerk's Office