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Doc# 2212201126 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/02/2022 08:06 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Dec ID 20220401693792
ST/CO Stamp 1-786-111-888 ST Tax \$345.00 CO Tax \$172.50
City Stamp 1-080-551-312 City Tax: \$3,622.50

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

Property of Cook County Clerk's Office

THE GRANTOR(S) Felipe Lopez, *a married man*, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Perla Esparza, *Fee Simple*, of 6004 S. Kostner, Chicago, IL 60629 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: *a single woman* *Keller*

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

This is NOT homestead property
SUBJECT TO: Covenants, conditions and restrictions of record

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): 19-23-315-042-0000

Address(es) of Real Estate: 3608 West 69th Street ← *grantee address*
Chicago, Illinois 60629

Dated this 25th day of April, 2022

Felipe Lopez
Felipe Lopez

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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 Felipe Lopez, 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 25th day of April, 20 22.






Raul Serrato
Notary Public

Prepared by:
Serrato Law
1310-A W. 18th Street
Chicago, IL 60608

Mail to: Nery & Richardson LLC
4258 W. 63rd Street
Chicago IL 60629

Name and Address of Taxpayer:
Perla Espino
3608 W 69th St
Chicago IL 60629

REAL ESTATE TRANSFER TAX		29-Apr-2022
	CHICAGO:	2,587.50
	CTA:	1,035.00
	TOTAL:	3,622.50 *
19-23-315-042-0000 20220401693792 1-080-551-312		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		29-Apr-2022
	COUNTY	172.50
	ILLINOIS:	345.00
	TOTAL:	517.50
19-23-315-042-0000 20220401693792 1-786-111-888		

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Exhibit "A" – Legal Description

Lot 45 in Block 4 in Hedding College Subdivision of East Half (E 1/2) of North East Quarter (NE 1/4) of South West Quarter (SW 1/4) of Section 23, Township 38 North, Range 13, East of the Third Principal Meridian.

Property of Cook County Clerk's Office