

UNOFFICIAL COPY

Doc#: 2221321147 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/01/2022 09:51 AM Pg: 1 of 2

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

Dec ID 20220701678969
ST/CO Stamp 1-681-374-288 ST Tax \$600.00 CO Tax \$300.00
City Stamp 1-534-966-864 City Tax: \$6,631.57

1720/32 1/2
**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR, HOLLY HETZEL, a married person, THIS IS NOT HOMESTEAD PROPERTY, CONVEYS and WARRANTS to NICHOLAS POZO, ^{A married man} MATTHEW POZO, and CARLOS E. POZO, ^{as joint tenants} for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

~~A single man~~ ~~A single man~~

LOT 13 IN BLOCK 4 IN WILLIAM E. HATTERMAN'S MILWAUKEE AVENUE SUBDIVISION OF LOTS 15 AND 16 IN BRANDS SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1892 IN BOOK 56 PLATS PAGE 6 AS DOCUMENT 1660306 IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions, and restrictions of record, so long as they do not interfere with the intended use of the property; public and utility easements; acts done or suffered through Buyers, and general real estate taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number(s): 13-26-224-012-0000

Address (es) of Real Estate: 3550 West Diversey Avenue, Chicago, Illinois 60647

Prepared by: Kimberly Freeland, Attorney at Law, 806 North Peoria Street, Chicago, IL 60642

Mail To:
Joseph A LaZara
7246 W Touhy Ave
Chicago IL 60631


Name and Address of Taxpayer:

Carlos Pozo
5049 W. Edmond Ave
Chicago IL 60630

↑
grantee address

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This 13th day of July, 20 22.

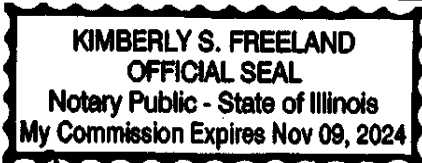


HOLLY HETZEL

STATE OF IL SS.
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that HOLLY HETZEL, is personally known to me to be the same person(s) whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and he signed and delivered the said instrument, as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 13th day of July, 20 22.



Kimberly S. Freeland (Notary Public)

REAL ESTATE TRANSFER TAX 29-Jul-2022

CHICAGO:	4,500.00
CTA:	1,800.00
TOTAL:	6,300.00 *

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

REAL ESTATE TRANSFER TAX 29-Jul-2022

COUNTY:	300.00
ILLINOIS:	600.00
TOTAL:	900.00

13-26-224-012-0000 | 20220701678969 | 1-681-374-288