

UNOFFICIAL COPY



Chicago Title Insurance Company

Doc#: 2224206064 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/30/2022 06:47 AM Pg: 1 of 2

Dec ID 20220801618913
ST/CO Stamp 1-316-235-856 ST Tax \$260.00 CO Tax \$130.00
City Stamp 0-946-326-096 City Tax: \$2,730.00

**Warranty DEED
ILLINOIS STATUTORY
TENANTS BY THE ENTIRETY**

Chicago Title / RSM (10/22)
2265A827126HH

THE GRANTOR(S) Yolanda Martinez, a married woman, of the City of Chicago, County of Cook, State of IL, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrant(s) to Ricardo Esparza, a married man, and Ricardo Esparza Hernandez, Jr., a single man, of 2605 W. 23rd St, Chicago, IL 60608 as JOINT TENANTS the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOT 16 IN A. T. MCINTOSH'S SUBDIVISION OF THE WEST 3.69 ACRES OF THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF ARCHER ROAD AND EAST OF THE EAST LINE OF THE WEST 47 ACRES OF SAID WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of records, Private, public and utility easements and roads and highways, Special taxes or assessment for improvements not yet completed, Any confirmed special tax or assessment, Installment not due at the date hereof of any special tax or assessment for improvements heretofore completed, General taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2022.

THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 19-02-425-018-0000

Address of Real Estate: 4631 S. Saint Louis Ave, Chicago, IL 60632

Dated this 22 day of August, 2022

Yolanda Martinez (SEAL)
Yolanda Martinez

PROVIDED BY Cook County Clerk's Office

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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 **Yolanda Martinez**, 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 22 day of August, 2022.



Carlos P. Aparicio

Notary Public

Prepared by:

Carlos P. Aparicio, Esq.
Aparicio Law Office LLC
5838 S. Archer Avenue
Chicago, IL 60638

Mail to:

Ricardo Esparza and Ricardo Esparza Hernandez, Jr.
4031 S. SAINT LUIS AVENUE,
CHICAGO, IL 60632

Name and Address of Taxpayer:

Ricardo Esparza and Ricardo Esparza Hernandez, Jr.
4031 S. SAINT LUIS AVENUE
CHICAGO, IL 60632

Property of Cook County Clerk's Office