

# UNOFFICIAL COPY

Doc#: 2226213269 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/19/2022 01:53 PM Pg: 1 of 2

## WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20220901629982  
ST/CO Stamp 1-774-274-128 ST Tax \$350.00 CO Tax \$175.00  
City Stamp 0-155-944-528 City Tax: \$3,675.00

**GIT**

GITC File Number: 41072578G <sup>2/3 BK</sup>

THE GRANTOR **NICOLAS ROBLES**, divorced and not since remarried, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS in hand paid, conveys and warrants to **JUAN F. RODRIGUEZ ARIAS**, a married man, **RICARDO MENDOZA ALATORRE** a single man AND **MA CRUZ MENDOZA** a single woman of 2329 N Menard, Chicago, IL 60639, of the County of Cook, as Tenants in Common the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 9 IN THOMAS H. HULBERT'S RESUBDIVISION OF BLOCK 3 AND VACATED ALLEY THEREIN IN THE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


Permanent Real Estate Index Number(s): 16-03-219-007-0000

Address of Real Estate: 4042 West Hirsch Street, Chicago, IL 60651

SUBJECT TO: General real estate taxes for 2020 and subsequent years, covenants, conditions and restrictions of record; and building lines and easements.



THIS IS NOT HOMESTEAD PROPERTY

Dated this 8 day of September, 2022

REAL ESTATE TRANSFER TAX		13-Sep-2022
	CHICAGO:	2,625.00
	CTA:	1,050.00
	TOTAL:	3,675.00 *

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

REAL ESTATE TRANSFER TAX		13-Sep-2022
	COUNTY:	175.00
	ILLINOIS:	350.00
	TOTAL:	525.00

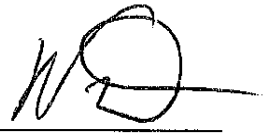
16-03-219-007-0000 | 20220901629982 | 1-774-274-128

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*Nicolas Robles by*  
*Teresa Robles as agent*  
\_\_\_\_\_  
Nicolas Robles by Teresa Robles as Agent

STATE OF ILLINOIS     )  
  )     ss.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT NICOLAS ROBLES BY TERESA ROBLES AS AGENT, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as her 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 September 2022  
*Coleen Wirte*   
\_\_\_\_\_  
(Notary Public)

\*\*\*\*\*  
"OFFICIAL SEAL"  
COLEEN WIRTEL  
Notary Public, State of Illinois  
My Commission Expires 05/10/2024  
\*\*\*\*\*

This instrument was prepared by: Melissa Tannehill Tannehill Law, LLC 17 E. Monroe, Suite 230 Chicago, IL 60603	Send subsequent tax bills to: Francisco Rodriguez 4042 West Hirsch Street Chicago, IL 60651	Mail Recorded Instrument to: Law Office of Frank Rodriguez 2653 North Milwaukee Avenue, 2nd Fl Chicago, Illinois 60647
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