

# UNOFFICIAL COPY

UPON RECORDING,  
PLEASE RETURN TO: \*Taxbill to:  
Vilmarie Rosario  
1854 N. Mobile Ave.  
Chicago, IL 60639

2231460 ①

PRAIRIE TITLE  
6821 W. NORTH AVE.  
OAK PARK, IL 60302

Doc#: 2228447092 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 10/11/2022 11:40 AM Pg: 1 of 3

Dec ID 20221001658492

ST/CO Stamp 2-045-025-872 ST Tax \$390.00 CO Tax \$195.00

City Stamp 0-368-778-832 City Tax: \$4,095.00

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

## WARRANTY DEED

**THIS WARRANTY DEED** is made and entered into as of the 1<sup>st</sup> day of March, 2017, by and between **Demetrio Javier ("Grantor")**, a married man whose post office address is 4937 West Barry Ave., Chicago, IL 60641, to **Vilmarie Rosario**, a married woman, whose post office address is 1854 N. Mobile Ave., Chicago, IL 60639 ("**Grantee**").

## WITNESSETH:

**THAT**, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain real property together with the improvements thereon (hereinafter collectively referred to as the "**Real Property**") in Cook County, Illinois, more particularly described as follows:

LOT 2 IN WHITTIER GALE'S SUBDIVISION OF THE NORTH 150 FEET OF BLOCK 21 IN A. GALE'S SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 31 AND THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

PIN: 13-32-302-018-000  
COMMON ADDRESS: 1854 N. Mobile Ave., Chicago, IL 60639

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**TO HAVE AND TO HOLD** the same unto Grantee in fee simple, forever.

**AND** Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Real Property in fee simple; (2) that Grantor has good right and lawful authority to sell and convey the Real Property; (3) that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise; and (4) that the Real Property is free of all encumbrances, except real estate taxes or assessments for the year 2020 and thereafter, and easements and restrictions of record, if any, provided, however, reference thereto shall not serve to reimpose the same.

**IN WITNESS WHEREOF**, Grantor has caused this Warranty Deed to be executed as of the day and year first above written.

  
\_\_\_\_\_  
Demetrio Javier

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that the foregoing instrument was acknowledged before me by Demetrio Javier, who ( ) is personally known to me or ( ) has produced as identification his Illinois driver's license, and acknowledged that he/she signed, sealed, and delivered said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5 day of October, 202.



*[Signature]*  
Notary Public - State of Illinois

Printed Name: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
Commission Expiration: \_\_\_\_\_

**THIS INSTRUMENT PREPARED BY:**

Alfred K. Murray II  
The Murray Law Firm, LLC  
20 N. Clark St., #3300  
Chicago, IL 60602  
(312) 925-5996

1 of 1  
10/1...

REAL ESTATE TRANSFER TAX		10-Oct-2022
CHICAGO:		2,925.00
CTA:		1,170.00
<b>TOTAL:</b>		<b>4,095.00 *</b>

13-32-302-018-0000 | 20221001658482 | 0-368-778-832  
\* Total does not include any applicable penalty or interest due.

Vic...  
Imps...

REAL ESTATE TRANSFER TAX		10-Oct-2022
COUNTY:		195.00
ILLINOIS:		390.00
<b>TOTAL:</b>		<b>585.00</b>

13-32-302-018-0000 | 20221001658497 | 2-045-025-872

Cook County Clerk's Office