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**WARRANTY DEED**

# UNOFFICIAL COPY

Doc#: 2230642176 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/02/2022 04:18 PM Pg: 1 of 3

Dec ID 20221001678372  
ST/CO Stamp 1-831-414-096 ST Tax \$175.00 CO Tax \$87.50  
City Stamp 0-220-801-360 City Tax: \$1,837.50

(The space above for Recorder's use only)

**THE GRANTORS** Saul Rojas, a married man, of the city of Chicago, of the County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS and WARRANTS** to Daniel Arturo Nieto, an unmarried man, and Uberta Garcia de Martinez, an unmarried woman, of 5401 S Lockwood Ave, Chicago, IL 60638 as Joint Tenants with rights of survivorship in the following described Real Estate situated in Cook County, Illinois, commonly known as 5704 South Kilbourn Avenue, Chicago, IL 60629, legally described as:

LOT 2 IN BLOCK 11 IN W.F. KAISER AND COMPANY'S ARDALE PARK, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 33 FEET THEREOF BEING THE RAILROAD RIGHT OF WAY) IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** Covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; unconfirmed special governmental taxes or assessments for improvements not yet completed; and general real estate taxes for 2022 and subsequent years.


**Permanent Index Number (PIN):** 19-15-120-022-0000



**Address(es) of Real Estate:** 5704 South Kilbourn Avenue, Chicago, IL 60629

**THIS IS NOT HOMESTEAD PROPERTY**

Dated this 25 day of October, 2022

  
Saul Rojas

REAL ESTATE TRANSFER TAX		02-Nov-2022
	CHICAGO:	1,312.50
	CTA:	525.00
	<b>TOTAL:</b>	<b>1,837.50 *</b>
19-15-120-022-0000   20221001678372   0-220-801-360		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		02-Nov-2022
	COUNTY:	87.50
	ILLINOIS:	175.00
	<b>TOTAL:</b>	<b>262.50</b>
19-15-120-022-0000   20221001678372   1-831-414-096		

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STATE OF ILLINOIS )

COUNTY OF COOK ) ss

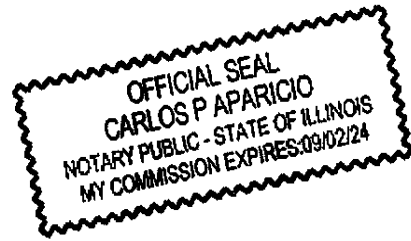
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Saul Rojas personally known to me to be the same person whose name subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 25 day of October, 2022.

Carlos P Aparicio  
NOTARY PUBLIC

This instrument was prepared by:

Aparicio Law Office LLC  
5838 South Archer Avenue  
Chicago, IL 60638



MAIL TO:

Nery & Richardson, LLC  
4258 W. 63rd St.  
Chicago, IL 60629

SEND SUBSEQUENT TAX BILLS TO:

Daniel Arturo Nieto  
5704 S. Kilbourn Ave.  
Chicago, IL 60629

Property of Cook County Clerk's Office

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