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Doc#: 2234945173 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/15/2022 02:02 PM Pg: 1 of 3

Dec ID 20221201613083
ST/CO Stamp 1-652-829-520 ST Tax \$205.00 CO Tax \$102.50
City Stamp 0-618-540-368 City Tax: \$2,152.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Jose F. Perez and Carmen L. Perez
2348 S. Central Park
Chicago, IL 60623

(The Above Space for Recorder's Use Only)

THE GRANTORS Jose F. Perez and Carmen L. Perez, (Husband and Wife) of 2348 S. Central Park, Chicago, IL. for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Bianca D. Rosado, Chicago, IL 60623, (A Single Woman), the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 16-26-109-026-0000

2265A 076003LP


Property Address: 2348 S. Central Park, Chicago, IL 60623

Chicago Title

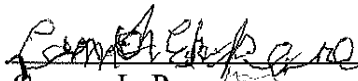
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

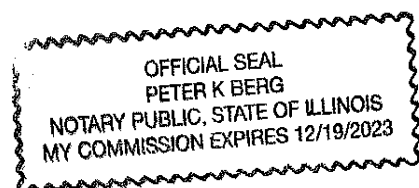
Dated this 12 day of DECEMBER, 2022.



Jose F. Perez



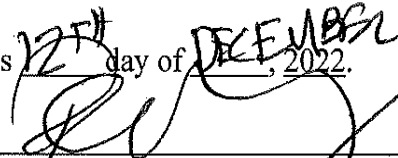
Carmen L. Perez



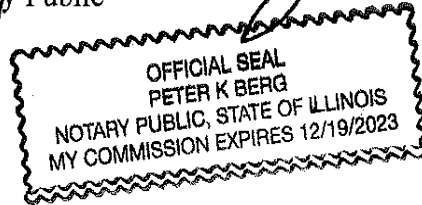
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STATE OF ILLINOIS)
) SS,
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jose F. Perez and Carmen L. Perez personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 12th day of DECEMBER, 2022.


Notary Public



THIS INSTRUMENT PREPARED BY


Berg & Berg
2100 W. 35th Street
Chicago, IL 60609

MAIL TO:

Koch & Associates, PC
5947 W. 35th Street
Cicero, IL 60804



SEND SUBSEQUENT TAX BILLS TO:

Bianca D. Rosado
2348 S. Central Park
Chicago, IL 60623

REAL ESTATE TRANSFER TAX		14-Dec-2022
	CHICAGO:	1,537.50
	CTA:	615.00
	TOTAL:	2,152.50 *

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

REAL ESTATE TRANSFER TAX		14-Dec-2022
	COUNTY:	102.50
	ILLINOIS:	205.00
	TOTAL:	307.50

16-26-109-026-0000 | 20221201613083 | 1-652-829-520

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EXHIBIT A
LEGAL DESCRIPTION

LOT 44 IN BLOCK 5 IN MILLARD AND DECKER'S SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office