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FIDELITY NATIONAL TITLE

1862
0022028724

Doc#: 2301125137 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/11/2023 02:47 PM Pg: 1 of 5

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20221201609936
ST/CO Stamp 0-243-573-584 ST Tax \$160.00 CO Tax \$80.00
City Stamp 1-188-471-632 City Tax: \$1,680.00

THE GRANTOR (NAME AND ADDRESS)

Krystle Wilkes
7200 S Troy St
Chicago, IL 60629

(The Above Space for Recorder's Use Only)

THE GRANTOR Krystle Wilkes, Single Person, of 7200 S Troy St, Chicago, IL 60629 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Donal Ortiz Portillo *9, of the State of Illinois, in fee simple forever, 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): 19-25-108-021-0000

Property Address: 7200 S Troy St, Chicago, IL 60629 *

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 21st day of December, 2022.

Krystle Wilkes
Krystle Wilkes

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STATE OF IL)
) SS,
COUNTY OF Cook)

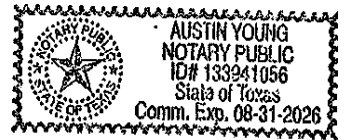
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Krystle Wilkes personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered 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 21st day of December, 2022.

Amy

Notary Public Signature

Affix Notary Stamp Hereto:



THIS INSTRUMENT PREPARED BY
Bradley M. Sayad
Sayad Law Group, Ltd.
1S443 Summit Road, Suite 304B
Oakbrook Terrace, IL 60181

MAIL TO:

Michael C. Donis
8409 W. Cermak
North Riverside, IL 60546

SEND SUBSEQUENT TAX BILLS TO:

Donal Ortiz Portillo
7200 S Troy St
Chicago, IL 60629

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EXHIBIT A LEGAL DESCRIPTION

LOT 40, IN BLOCK 5, IN MAGHERA, BEING P.J. O'REILLY'S RESUBDIVISION BLOCK 5 TO 12 INCLUSIVE OF 71ST STREET ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

05-Jan-2023



CHICAGO:	1,200.00
CTA:	480.00
TOTAL:	1,680.00 *



19-25-108-021-0000 | 20221201609936 | 1-188-471-632

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

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REAL ESTATE TRANSFER TAX		05-Jan-2023
	COUNTY:	80.00
	ILLINOIS:	160.00
	TOTAL:	240.00
19-25-108-021-0000		20221201609936 0-243-573-584