

UNOFFICIAL COPY

Prepared By:

Popovic Law, P.C.
17730 S. Oak Park Avenue, Unit B
Tinley Park, IL 60477

Send Tax Bill To:

Oriana L Kwok
5312 S California Ave
Chicago, IL 60632

Mail Originals To:

Carlos Aparicio

Doc#: 2301133295 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 01/11/2023 02:51 PM Pg: 1 of 2

Dec ID 20221201608171

ST/CO Stamp 1-050-209-616 ST Tax \$217.00 CO Tax \$108.50

City Stamp 0-679-800-144 City Tax: \$2,278.50

WARRANTY DEED

THE GRANTOR, Vicente Delgado, A Single Person, for and in consideration of \$10.00 dollars in hand paid, CONVEYS AND WARRANTS to THE GRANTEE Oriana L Kwok, as all interests in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

and Eliel Marroquin, ^{husband & wife} as tenants by the ^{entirety}

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General Taxes for 2022 and subsequent years and covenants, conditions, easements and restrictions of record.

Permanent Index Number (PIN): 19123210250000

Address of Property: 5312 S California Ave, Chicago, IL 60632

DATED THIS 2 DAY OF November 2022.

Vicente Delgado
Vicente Delgado

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

State of IL, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Vicente Delgado, 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 he signed, sealed and delivered the said instrument as his free 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 2 Day of November 2022.

Commission expires: 10/13/2025, *Theresa Smith*
Notary Public

REAL ESTATE TRANSFER TAX		16-Dec-2022
COUNTY:		108.50
ILLINOIS:		217.00
TOTAL:		325.50

19-12-321-025-0000 | 20221201608171 | 1-050-209-616



REAL ESTATE TRANSFER TAX		16-Dec-2022
CHICAGO:		1,627.50
CTA:		651.00
TOTAL:		2,278.50 *

19-12-321-025-0000 | 20221201608171 | 0-679-800-144

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

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Exhibit A

LOT 5 IN EQUITABLE LAND ASSOCIATION'S RESUBDIVISION OF BLOCK 9 IN PHARE'S SUBDIVISION OF THE EAST HALF OF THE SOUTH WEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 19-12-321-025-0000

For Informational Purposes only: 5312 South California Avenue, Chicago, IL 60632

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