

UNOFFICIAL COPY

Doc#. 2303813346 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/07/2023 02:34 PM Pg: 1 of 3

Dec ID 20230101641604
ST/CO Stamp 0-619-698-000 ST Tax \$265.00 CO Tax \$132.50

SPECIAL WARRANTY DEED ILLINOIS STATUTORY

Mail to:

Rosalio + Blanca Flores
4702 W. 128th St.
Alsip, IL 60803

Send tax bill to:

Rosalio + Blanca Flores
4702 W. 128th St.
Alsip, IL 60803

FATIC No.: AF1031523

THE GRANTOR(S) Elsa Marie Giosa, a married woman, of the County of DuPage, State of Illinois and Angelina Marie Rizzo, a single woman, of the County of Will, State of Illinois, sole Heirs at Law of Michael Rizzo, JR, deceased, for and in consideration of the sum of \$225,000.00 in full purchase price, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to Grantee(s):

Rosalio Flores and Blanca Flores as husband and wife, as Tenants by the Entirety,

of 3547 W 60th St, Chicago, IL 60629, all interest in the following described Real Estate situated in the County of Will in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: 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.

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor.

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

Permanent Real Estate Index Number(s): 24-34-102-031-0000

Address(es) of Real Estate: 4702 West 128th Street
Alsip, Illinois 60803

FIRST AMERICAN TITLE
FILE # AF1031523



First American
Title Insurance Company

Special Warranty Deed - Estate

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Effective Date 1/27/2023

Dated this 25th day of January, 2023

By: Elsa Marie Giosa

Elsa Marie Giosa

Dated this 25th day of January, 2023

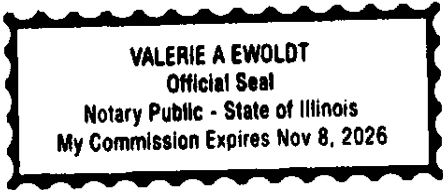
By: Angelina Marie Pizzo

Angelina Marie Pizzo

STATE OF ILLINOIS, COUNTY OF DuPage SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Elsa Marie Giosa and Angelina Marie Rizzo, Heirs at Law of Michael Rizzo, JR, deceased, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal this 25th day of January, 2023.



Valerie A. Ewoldt
Notary Public

Prepared by:
Valerie A. Ewoldt / Attorney at Law
53 E St Charles Rd, Suite 101
Villa Park, IL 60181

Real Estate Transfer Tax



Village of
Alsip

Amount: \$927.50

Date: 01-26-2023

Initials: JP

Number: 19

2023



First American
Title Insurance Company

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Exhibit "A" – Legal Description

LOT 28 IN BLOCK 3 IN ALSIP MANOR, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT RECORDED JULY 3, 1946 AS DOCUMENT NO. 13836063 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

