

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#. 2305949134 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/28/2023 03:04 PM Pg: 1 of 3

Dec ID 20230201657038
ST/CO Stamp 0-714-489-680 ST Tax \$175.00 CO Tax \$87.50
City Stamp 1-073-037-136 City Tax: \$1,837.50

FIRST AMERICAN TITLE
FILE # AF1031551

Preparer File: AF1031551
FATIC No.: AF1031551

THE GRANTOR(S) Arnold Murua and Claudia E. Lona Murua, husband and wife, of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Rafael Ortega, a single man, as his sole and separate property, of 3721 W. Hayford St. Chicago, IL 60652 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

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

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; General taxes for the year 2022 and subsequent years

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): 17-31-113-006-0000

Address(es) of Real Estate: 3313 South Leavitt Street
Chicago, Illinois 60608

Dated this 24th day of February 2023.



Arnold Murua



Claudia E. Lona Murua



First American
Title Insurance Company

Warranty Deed - Individual

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Arnold Murua and Claudia E. Luna Murua, 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 24th day of February 2023.



[Signature]
Notary Public

Prepared by:
Maurice A. Sone
831 N. Ashland Avenue
Chicago, IL 60622

Mail to:
Aparicio Law Office LLC
5838 S. Archer Ave.
Chicago, IL 60638

Name and Address of Taxpayer:
Rafael Ortega
3313 South Leavitt Street
Chicago, IL 60608

CLERK'S OFFICE OF COOK COUNTY



UNOFFICIAL COPY

Exhibit "A" – Legal Description

LOT 27 IN WHITE'S SUBDIVISION OF THE NORTH TWO THIRDS OF BLOCK 14 IN SAMUEL J. WALKER'S SUBDIVISION OF THE PART SOUTH OF THE ILLINOIS AND MICHIGAN CANAL OF NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND OF THE EAST HALF OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

