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Doc# 2306115011 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/02/2023 11:43 AM PG: 1 OF 2

Commitment Number: IL22107579

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 207, Sioux Falls, South Dakota 57103 (513) 247-9605. File Number: IL22107579.

Record and Return To:
Boston National Title Agency, LLC
400 Rouser Road, Suite 500
Coraopolis, PA 15108

Mail Tax Statements To: **Raul Tapia Sanchez and Adriana Faviola Barbosa Sanzon: 16147 WOODBRIDGE AVE HARVEY, IL 60426**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
29-20-215-019-0000**

SPECIAL/LIMITED WARRANTY DEED

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

^{JLBS} **Jose Luis Barbosa Sanzon, married,** and **Raul Tapia Sanchez,** ^{RTS} ~~unmarried~~, as joint tenants hereinafter grantors, whose tax-mailing address is **16147 WOODBRIDGE AVE., HARVEY, IL 60426**, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grant with covenants of limited warranty to **Raul Tapia Sanchez and Adriana Faviola Barbosa Sanzon**, husband and wife, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **16147 WOODBRIDGE AVE., HARVEY, IL 60426**, the following real property:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS TO WIT: LOT 9 IN BLOCK 20 IN PERCY WILSON'S FIRST ADDITION TO EAST CENTER, A SUBDIVISION IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20,

UNOFFICIAL COPY

Executed by the undersigned on April 08, 2022:

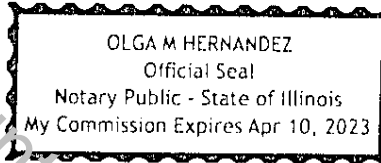
Jose Luis Barbosa Sanzon

Raul Tapia
Raul Tapia Sanchez

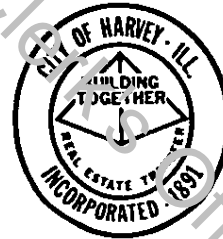
STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on April 08, 2022 by ~~Jose Luis Barbosa Sanzon~~ and ~~Raul Tapia Sanchez~~ who are personally known to me or have produced ID as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public



EXEMPT



No. 18976

REAL ESTATE TRANSFER TAX

02-Mar-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

29-20-215-019-0000

| 20230301664286 | 1-074-921-296

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**TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.**

Property Address is: 16147 WOODBRIDGE AVE., HARVEY, IL 60426

Prior instrument reference: **2032221062**

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Executed by the undersigned on April 9, 2022:



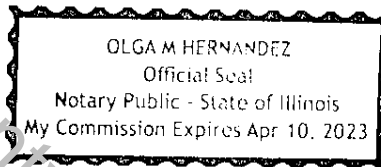
Jose Luis Barbosa Sanzon

Raul Tapia Sanchez

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on April 9, 2022 by ~~Jose Luis Barbosa Sanzon and Raul Tapia Sanchez~~ who are personally known to me or have produced IDOL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.


Notary Public



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 4-8-2020

Teri Smart

Buyer, Seller or Representative

Teri Smart

Property of Cook County Clerk's Office

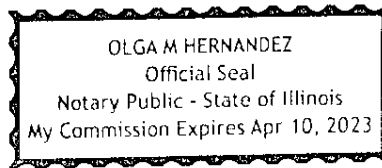
UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated April 08, 2022

Raul Tapia
Signature of Grantor or Agent



Subscribed and sworn to before
Me by the said Raul Tapia Sanchez
this 8 day of April,
2022

NOTARY PUBLIC [Signature]

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date _____, 20____

Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said _____
This _____ day of _____,
20____.

NOTARY PUBLIC _____

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated _____, 20____

Signature of Grantor or Agent

Subscribed and sworn to before

Me by the said _____
this _____ day of _____,
20____.

NOTARY PUBLIC _____

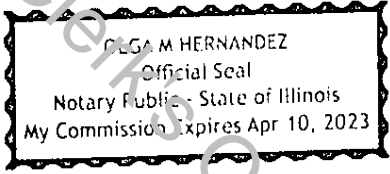
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date April 9, 2022

Signature of Grantee or Agent

Subscribed and sworn to before

Me by the said Jose Luis Barbosa Sanzon
This 9 day of April,
2022.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)