

# UNOFFICIAL COPY

Doc#. 2306813237 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/09/2023 11:32 AM Pg: 1 of 4

Dec ID 20230301664391  
ST/CO Stamp 0-313-786-576 ST Tax \$202.00 CO Tax \$101.00  
City Stamp 0-183-795-920 City Tax: \$2,121.00



1300 Iroquois Avenue  
Suite 100, Naperville IL 60563  
630-442-5200 Phone

- DEED *Warranty Deed*
- POA
- OTHER
- UCC
- PLAT
- RECORD
- RE-RECORD

REMARKS:

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**PREPARED BY:**  
Nery & Richardson LLC  
4258 West 63rd Street  
Chicago, Illinois 60629

**MAIL TAX BILL TO:**  
6148 West 63rd Street, Unit 2W, Chicago, IL 60638  
Magali Rivera Gutierrez

**MAIL RECORDED DEED TO:**  
Magali Rivera Gutierrez  
6148 West 63rd Street, Unit 2W, Chicago, IL 60638

## WARRANTY DEED

THE GRANTOR(S), Josen Gutierrez, a single man, and not a party to a civil union, and Ricardo Serrano, a married man, for and in consideration of Ten Dollar (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to Magali Rivera, whose address is 1182 E. Candlemet Lane Palatine, IL 60074, all right, title, and interest in the following described real estate situated in Cook County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

\* Magali Rivera Gutierrez  
unmarried woman  
and KARLA M. RIVERA  
unmarried woman  
as Joint Tenants

Commonly known as: 6148 West 63rd Street, Unit 2W, Chicago, IL 60638  
PIN(s): 19-17-329-042-1017


Subject to: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed.

\*This is not considered homestead property.

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

**TO HAVE AND TO HOLD** said premises forever.

Dated this 28<sup>th</sup> Day of February 20 23

  
\_\_\_\_\_  
Josen Gutierrez

  
\_\_\_\_\_  
Ricardo Serrano

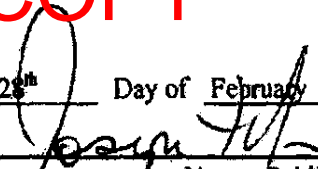
STATE OF Illinois ) SS.  
COUNTY OF Cook )

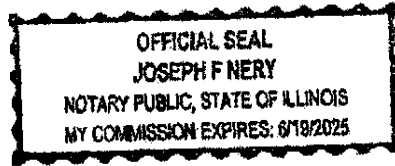
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Josen Gutierrez, and Ricardo Serrano, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

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Warranty Deed - Continued

Given under my hand and notarial seal, this 28<sup>th</sup> Day of February 20 23

  
 \_\_\_\_\_  
 Notary Public  
 My commission expires:



Property of Cook County Clerk's Office


# UNOFFICIAL COPY



UNIT NUMBER 6148-2W AND GARAGE SPACE G-17 IN LISHMORE PLACE EAST CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 16 TO 24 BOTH INCLUSIVE, IN BLOCK 12 IN CENTRAL ADDITION TO CLEARING, A SUBDIVISION OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95375553, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Pin # 19-17-329-042-1017

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		03-Mar-2023
	CHICAGO:	1,515.00
	CTA:	606.00
	<b>TOTAL:</b>	<b>2,121.00 *</b>
19-17-329-042-1017   20230301664391   0-183-795-920		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		03-Mar-2023
	COUNTY:	101.00
	ILLINOIS:	202.00
	<b>TOTAL:</b>	<b>303.00</b>
19-17-329-042-1017   20230301664391   0-313-786-576		