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SPECIAL WARRANTY DEED Statutory (ILLINOIS)

THE GRANTOR,
1123 W 19TH ST LLC, an Illinois
limited liability company,
for the consideration of Ten and 00/100ths
(\$10.00) DOLLARS, and for good and
other valuable consideration in hand paid,
SELLS, DEMISES and CONVEYS to

**FERNANDO ESPEJEL and ANN
KELLY CHEESEMAN**, husband and
wife, as tenants by the entirety
("Grantee") all interest in the following
described Real Estate situated in the
County of Cook in the State of Illinois, to
wit:



Doc# 2308140031 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/22/2023 12:08 PM PG: 1 OF 3


SEE EXHIBIT "A" ATTACHED HERETO.



Property Address: 1123 West 19th Street, Chicago, IL 60608
Permanent Index Number: 17-20-419-010-0000

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate right, title, interest, claim or demand whatsoever, of the Grantor, either in law or in equity, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises, above described, with the appurtenances, unto the Grantee, forever.

And Grantor, for itself, and its successors and assigns, does covenant, promise and agree to and with Grantee, and its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and it will WARRANT and DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: See Attached Exhibit A.

REAL ESTATE TRANSFER TAX		24-Feb-2023
	CHICAGO:	5,700.00
	CTA:	2,280.00
	TOTAL:	7,980.00
17-20-419-010-0000 20230201656563 1-418-321-744		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		24-Feb-2023
	COUNTY:	380.00
	ILLINOIS:	760.00
	TOTAL:	1,140.00
17-20-419-010-0000 20230201656563 0-881-450-832		

Chicago Title 2308140031 1/2 MW

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In Witness Whereof, said Grantor has caused its name to be signed on this 20th day of February, 2023.

1123 W. 19TH ST LLC,
an Illinois limited liability company

By: *[Signature]*
Anthony Duarte, Its Manager

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Anthony Duarte, Manager of 1123 W 19TH ST LLC, an Illinois limited liability company, 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 and delivered the said instrument as his free and voluntary act and the free and voluntary act of said Company, for the uses and purposes therein set forth.

(SEAL)

GIVEN under my hand and official seal on 2-20, 2023.



[Signature]
Notary Public

This instrument was prepared by: Joan M. Ferraro, c/o Croke Fairchild Duarte & Beres LLC., 790 Frontage Road, Suite 110, Northfield, Illinois 60093.

MAIL TO:

Diana Arellano, Esq.
1056 W. Lawrence, Unit 1054
Chicago, IL 60640

SEND SUBSEQUENT TAX BILLS TO:

Fernando Espejel and Ann Kelly Cheeseman
1123 W. 19th Street
Chicago, IL 60607

Diaper
Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

LOT 13 IN SUB BLOCK "A" IN HINMAN S SUBDIVISION OF BLOCK 11 IN WALSH AND MCMULLEN S SUBDIVISION OF THE SOUTH THREE-QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to the following permitted exceptions to title: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Property of Cook County Clerk's Office