

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 2308633090 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/27/2023 09:56 AM Pg: 1 of 3

Dec ID 20230301677586  
ST/CO Stamp 1-884-956-880 ST Tax \$259.00 CO Tax \$129.50  
City Stamp 1-965-893-840 City Tax: \$2,719.50

PTS-1025487

(The space above for Recorder's use only)

**THE GRANTORS** Luis G. Ortiz, a single man, and Edilvia Sanchez, a single woman, of the city of Chicago, of the County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to Nicodemus Alfaro, a single man, and Christopher Roman Alfaro, a single man, of 3653 S Hermitage Ave, Chicago, IL 60609 as joint tenants in the following described Real Estate situated in Cook County, Illinois, commonly known as 3312 West 59th Place, Chicago, IL 60629, legally described as:

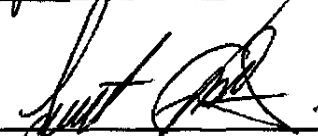
**LOT 43 IN ISA A. EBERHARTS SUBDIVISION OF BLOCK 2 IN JAMES WEBBS SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**SUBJECT TO:** Covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; unconfirmed special governmental taxes or assessments for improvements not yet completed; and general real estate taxes for 2023 and subsequent years.

**Permanent Index Number (PIN):** 19-14-402-042-0000

**Address(es) of Real Estate:** 3312 West 59th Place, Chicago, IL 60629

Dated this 20 day of March, 2023.



  
\_\_\_\_\_  
Luis G. Ortiz

  
\_\_\_\_\_  
Edilvia Sanchez

REAL ESTATE TRANSFER TAX		23-Mar-2023
	CHICAGO:	1,942.50
	CTA:	777.00
	<b>TOTAL:</b>	<b>2,719.50 *</b>

19-14-402-042-0000 | 20230301677586 | 1-965-893-840

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		23-Mar-2023
	COUNTY:	129.50
	ILLINOIS:	259.00
	<b>TOTAL:</b>	<b>388.50</b>

19-14-402-042-0000 | 20230301677586 | 1-884-956-880

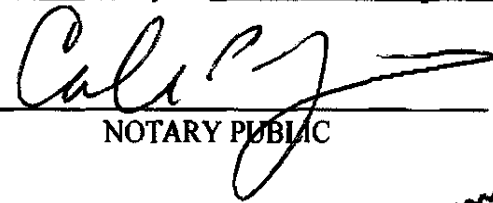
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STATE OF ILLINOIS )

COUNTY OF COOK ) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Luis G. Ortiz and Edilvia Sanchez personally known to me to be the same person whose name subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 20 day of MARCH, 2023.

  
\_\_\_\_\_  
NOTARY PUBLIC



**This instrument was prepared by:**

Aparicio Law Office LLC  
5838 South Archer Avenue  
Chicago, IL 60638

**MAIL TO:**

Nicodemus Alfaro and Christopher Roman Alfaro  
3312 West 59th Place  
Chicago, IL 60629

**SEND SUBSEQUENT TAX BILLS TO:**

Nicodemus Alfaro and Christopher Roman Alfaro  
3312 West 59th Place  
Chicago, IL 60629

Property of Cook County Clerk's Office

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LOT 43 IN ISA A. EBERHARTS SUBDIVISION OF BLOCK 2 IN JAMES WEBBS SUBDIVISION OF THE SOUTH EAST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin: 19-14-402-042-0000

Property of Cook County Clerk's Office