

UNOFFICIAL COPY

Doc#: 2309341075 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/03/2023 11:57 AM Pg: 1 of 3

1938557 / Accom.
S/R

REAL ESTATE TRANSACTION MANAGEMENT COMPANY

A Sanchez & Rivers Company

Dec ID 20230301680622
ST/CO Stamp 1-839-749-328 ST Tax \$70.00 CO Tax \$35.00
City Stamp 1-863-293-136 City Tax: \$735.00

WARRANTY DEED

Property of Cook County Clerk's Office

THE GRANTOR(S), LUIS ARMANDO GARCIA-NAVARRO^{Single}, of the City of Chicago, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to HCS Home Improvement, LLC, an Illinois Corporation of 24134 Simo Drive, Plainfield, IL 60586, of the county of Will of the State of Illinois,, the following described Real Estate:

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

COMMONLY KNOWN AS: 6406 S Wolcott, Chicago IL 60636

PIN: 20-19-209-023-0000

*Subject property is not homestead property as to Luis Armando Garcia-Navarro

situated in the County of Cook, State of Illinois. The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantee(s) shall have and hold premises forever.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2021 and subsequent years.

DATED this 24TH day of FEBRUARY, 2023

 (SEAL)
Luis Armando Garcia Navarro

____ (SEAL)

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United Mexican States
 State of Sinaloa
 STATE OF _____ City of Mazatlan
 Consular Agency of the
 COUNTY OF _____ United States of America

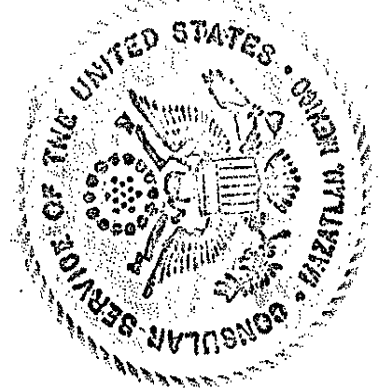
I, the undersigned, a U.S. Consular Agent in and for said County and State of _____, do hereby certify that Luis Armando Garcia Navarro, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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.

WITNESS my hand and official seal this 24TH day of FEBRUARY, 2023.



 CONSULAR AGENT

Noelle J. Flores
 Consular Agent
 Mazatlan, Mexico



PREPARED BY:
 S&RENTY Real Estate Transaction Management, LLC
 899 S. Weber Road
 Bolingbrook, IL, 60490

MAIL TO:
 HQS Home Improvement, LLC
 24134 Simo Drive, Plainfield, IL 60586

SEND SUBSEQUENT TAX BILLS TO:
 HQS Home Improvement, LLC
 24134 Simo Drive, Plainfield, IL 60586

Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX		31-Mar-2023
CHICAGO:		525.00
CTA:		210.00
TOTAL:		735.00 *

20-19-209-023-0000 | 20230301680622 | 1-863-293-136
 * Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		31-Mar-2023
COUNTY:		35.00
ILLINOIS:		70.00
TOTAL:		105.00

20-19-209-023-0000 | 20230301680622 | 1-839-749-326

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Exhibit A - Legal Description

LOT 3 IN VAILS SUBDIVISION OF BLOCK 28 IN SOUTH LYNNE, A SUBDIVISION OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office