

769482

WARRANTY DEED

This Instrument Prepared by:
James Lowry
454 E. Northwest Highway
Des Plaines, IL 60016



Doc# 2309422023 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/04/2023 12:52 PM .PG: 1 OF 5

Mail to:

WALSH SONS CONSTRUCTION, INC.
8013 W. ELM DRIVE
NORRIDGE IL 60706

Name and Address of Tax Payer:

WALSH SONS CONSTRUCTION, INC.
8013 W. ELM DRIVE
NORRIDGE IL 60706

Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602

The grantor(s), Emma Rosales, surviving joint tenant, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, convey and warrant to Walsh and Sons Construction Inc. an Illinois Corporation, the following described real estate situated in the County of Cook in the State of Illinois:

LOT 64 IN JOHN Z. ALTGELD'S SUBDIVISION OF BLOCKS 6 AND 7 IN SUBDIVISION OF BLOCKS 2 AND 3 IN CANAL TRUSTEES SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. See attached R

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises in fee simple forever.

This is not homestead property. Buyers are taking subject to pending City of Chicago Violations.

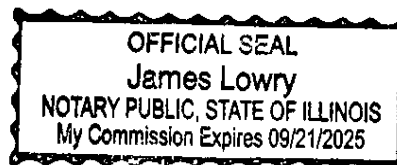
Permanent Index Number: 14-29-208-034-0000

Address of Real Estate: 3016 N. Seminary Ave. Chicago, IL 60657

Dated this 9th Day of February 2023.

Emma Rosales

Emma Rosales



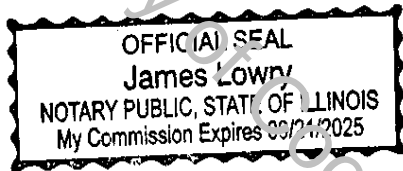
UNOFFICIAL COPY

STATE OF ILLINOIS)
)SS
 COUNTY OF COOK)

I the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Emma Rosales, personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this date in person, and acknowledged that they signed, sealed and delivered this said instrument as their free and voluntary act, for the uses and Given under my had and official seal, this 9th day of February 2023.

James Lowry

 Notary Public



Property of Cook County Clerk's Office

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File No: 769482

EXHIBIT "A"

LOT 64 IN JOHN Z. ALTGELD'S SUBDIVISION OF BLOCKS 6 AND 7 IN SUBDIVISION OF BLOCKS 2 AND 3 IN CANAL TRUSTEES SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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REAL ESTATE TRANSFER TAX

04-Apr-2023



CHICAGO:

4,687.50

CTA:

1,875.00

TOTAL:

6,562.50

14-29-208-034-0000 | 20230201652664 | 1-907-964-112

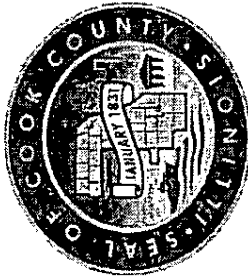
* Total does not include any applicable penalty or interest due

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REAL ESTATE TRANSFER TAX

04-Apr-2023



COUNTY:
ILLINOIS:
TOTAL:

312.50
625.00
937.50

14-29-208-034-0000

20230201652664

0-096-680-144

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