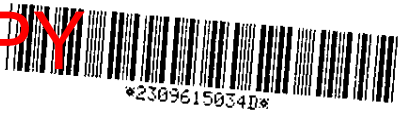


UNOFFICIAL COPY



WARRANTY DEED ^{1 of 2}

Statutory (Illinois)

22-152865

Doc# 2309615034 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/06/2023 04:06 PM PG: 1 OF 2

The GRANTORS, Antonio Valencia, a single man, of Chicago, Illinois and Miguel Valencia, a married man of Maywood, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to Angel Salazar and Cristina Salazar, of 1427 W. 73rd Pl., Chicago, IL 60636, as JOINT TENANTS, all right, title and interest in the following real estate situated in the County of Cook, State of Illinois, to wit:

as husband and wife, tenants by the entirety

Lot 41 in Margaret R. McKeown's Subdivision of Block 10 of Subdivision of the West Half of Section 29 of Jones Subdivision of the West Half of Section 29, Township 38 North, Range 14, East of the Third Principal Meridian, Except Certain Tracts Conveyed in Cook County, Illinois

P.I.N.: 20-29-127-005-0000

Commonly known as 1427 W. 73rd Pl., Chicago, IL 60636

* This is NOT homestead property.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: Covenants, conditions, restrictions of record, and General Taxes for the Year 2022 and subsequent years.

Dated this 28th day of March 2023

Antonio Valencia

Antonio Valencia

Miguel Valencia

Miguel Valencia

REAL ESTATE TRANSFER TAX	06-Apr-2023
CHICAGO:	1,635.00
CTA:	654.00
TOTAL:	2,289.00 *



20-29-127-005-0000 | 20230301682087 | 1-532-626-128

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

REAL ESTATE TRANSFER TAX	06-Apr-2023
COUNTY:	109.00
ILLINOIS:	218.00
TOTAL:	327.00



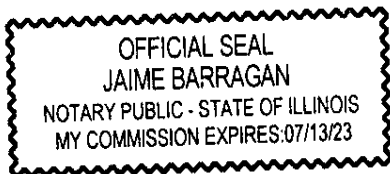
20-29-127-005-0000 | 20230301682087 | 2-042-102-992

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 Antonio Valencia and Miguel Valencia, personally known to me to be same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of March 2023.

Jaime Barragan
NOTARY PUBLIC



Mail To: David Frank
3400 W Dundee Suite 320
Northbrook, IL 60062

GRANTEE AND
Send Tax Bills To: Angel Salazar
1427 W. 73rd Pl.
Chicago, IL 60636

UNOFFICIAL COPY

Fidelity National Title

Commitment Number: 22-152865-PTG

EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

LOT 41 IN MARGARETT R. MCKEOWN'S SUBDIVISION OF BLOCK 10 OF SUBDIVISION OF THE WEST HALF OF SECTION 29 OF JONES SUBDIVISION OF THE WEST HALF OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT CERTAIN TRACTS CONVEYED, IN COOK COUNTY, ILLINOIS.

P.I.N.:
20-29-127-005-0000

C.K.A.: 1427 W 73rd Pl, Chicago, IL 60636

Property of Cook County Clerk's Office