

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2310947047 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/19/2023 11:36 AM Pg: 1 of 2

Dec ID 20230401688286
ST/CO Stamp 1-360-284-880 ST Tax \$75.00 CO Tax \$37.50
City Stamp 0-347-098-320 City Tax: \$787.50

111

0023003160A

FIDELITY NATIONAL TITLE



THIS INDENTURE WITNESSETH, that the Grantor(s), **Andre Bennett**, a married man and **Mike Simpson**, a unmarried man of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO, **Armando Jesus Herrera Zaragoza**, 6127 S. Carpenter St Chicago IL 60621


the following described real estate, to-wit:
LOT 11 AND THE EAST 1/2 OF LOT 12 IN BLOCK 3 IN HULBURD'S SUBDIVISION OF BLOCKS 3 AND 4 IN CLOUGH AND BARNEY'S SUBDIVISION OF LOTS 34 AND 35 IN THE SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-16-313-012-0000
Property Address: 527 West 60th Place, Chicago, IL 60621

Subject to the following restrictions: a) all taxes and special assessments, if any for the year 2022 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

* NON HOMESTEAD PROPERTY FOR GRANTORS

| REAL ESTATE TRANSFER TAX | | 19-Apr-2023 | |
|---|-----------|--------------------------------|--------|
|  | COUNTY: | | 37.50 |
|  | ILLINOIS: | | 75.00 |
| | TOTAL: | | 112.50 |
| 20-16-313-012-0000 | | 20230401688286 1-360-284-880 | |

| REAL ESTATE TRANSFER TAX | | 19-Apr-2023 | |
|---|----------|--------------------------------|----------|
|  | CHICAGO: | | 562.50 |
| | CTA: | | 225.00 |
| | TOTAL: | | 787.50 * |
| 20-16-313-012-0000 | | 20230401688286 0-347-098-320 | |
| * Total does not include any applicable penalty or interest due. | | | |

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Warranty Deed

Dated this 3rd Day of April, 2023

Andre Bennett

Andre Bennett

Mike Simpson

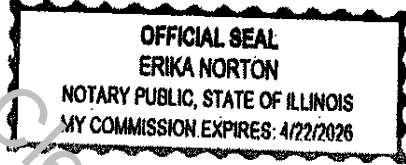
Mike Simpson

STATE OF ILLINOIS)
COUNTY OF Cook) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Andre Bennett and Mike Simpson, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 3rd day of April, 2023.

[Signature]
Notary Public



This instrument was prepared by:
Law Office of Erika C. Norton
15948 Woodlawn West Ave.
South Holland IL 60473

Grantee Address /

Future Tax Bills to:

After recording return document to:

Armando Jesus Herrera Zaragoza

Armando Jesus Herrera Zaragoza

6127 S. Carpenter ST

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CHICAGO IL 60621

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