

23@SC 321342OP/12
WARRANTY DEED

UNOFFICIAL COPY

23@SC 321342OP/12
RETURN TO:
Alexander Higareda

Doc#: 2312533043 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/05/2023 09:34 AM Pg: 1 of 3

Dec ID 20230401603149
ST/CO Stamp 1-829-380-816 ST Tax \$545.00 CO Tax \$272.50
City Stamp 1-439-956-176 City Tax: \$5,722.50

Not Deed &
SEND TAX BILLS TO:
Alexander Higareda
5516 N. Neenah Avenue,
Chicago, IL 60656

THE GRANTOR(S), **Miriam Velazquez and John Velazquez**, as husband and wife, of **Chicago**, County of **Cook**, State of Illinois for and in consideration of Ten and no/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to

Alexander Higareda, a single person

Strike Inapplicable:

- ~~a) As Tenants in Common~~
- ~~b) Not in Tenancy in Common, but in Joint Tenancy~~
- ~~c) Not as Joint Tenants, or Tenants in Common but as Tenants by the Entirety, as husband and wife.~~
- d) As an Individual


The following described real estate situated in the County of **Cook** in the State of Illinois, to wit:

LEGAL DESCRIPTION: SEE ATTACHED

PERMANENT INDEX NUMBER: 13-07-205035-0000

PROPERTY ADDRESS: 5516 N. Neenah Avenue, Chicago, Illinois 60656

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

REAL ESTATE TRANSFER TAX	28-Apr-2023
 CHICAGO:	4,087.50
CTA:	1,635.00
TOTAL:	5,722.50 *

13-07-205-035-0000 | 20230401603149 | 1-439-956-176

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

Signature and Notary Page Attached

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Dated this 23 day of April, 2023.

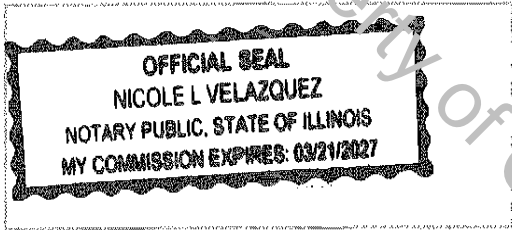
Miriam Velazquez (SEAL)
Miriam Velazquez

John Velazquez (SEAL)
John Velazquez

STATE OF ILLINOIS } ss.
County of COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Miriam Velazquez and John Velazquez**, personally known to me to be the same person(s) whose name 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 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 23 day of April, 2023.



NOTARY SEAL

Nicole L. Velazquez
NOTARY PUBLIC

My commission expires on 3-21, 2027

NAME and ADDRESS OF PREPARER:

Jason M. Chmielewski
JMC Law Group
111 W. Washington Street, Suite 1500
Chicago, Illinois 60602
(312) 332-5020

EXEMPT UNDER PROVISIONS OF PARAGRAPH

SECTION 31-45,
PROPERTY TAX CODE _____
DATE: _____

Signature of Buyer, Seller or Representative

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GSC3213420P

For APN/Parcel ID(s): 13-07-205-035-0000

LOT 55 IN SECOND EAST LAWN ADDITION TO NORWOOD PARK, A SUBDIVISION OF THE EAST 1/2 OF THE NORTH 16 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office