

# UNOFFICIAL COPY

A23-0988 ED

Doc# 2313813302 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/18/2023 02:59 PM Pg: 1 of 1

## WARRANTY DEED

THE GRANTOR (S)  
Gladys Quinteros married  
to Francisco Martinez

Dec ID 20230501619736  
ST/CO Stamp 0-992-086-736 ST Tax \$295.00 CO Tax \$147.50  
City Stamp 1-145-735-888 City Tax: \$3,097.50

for and in consideration  
of TEN ( \$10.00 ) DOLLARS,  
and other valuable consideration  
in hand paid, CONVEY AND WARRANT TO

Maria Del Carmen Guzman,  
*a married woman*

in the City of Chicago, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lot 43 (except the West 8 feet thereof) and the West 13 feet of Lot 44 in Block 3 in Birge and Company Subdivision of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 4, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

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 absolute

Permanent Real Estate Index Number(s): 16 04 421 035 0000  
Address(es) of Real Estate: 4912 W. Iowa St Chicago IL 60651

Subject to general taxes not due and payable at time of closing, covenants, conditions, and restrictions of record, building lines and public and utility easements, if any, acts done by or suffered through Buyer, existing leases and tenancies, if any; all special governmental taxes or assessments confirmed and unconfirmed, and general real estate not yet due and payable.

*Gladys Quinteros* (SEAL) *Francisco Martinez* (SEAL)  
Gladys Quinteros Francisco Martinez

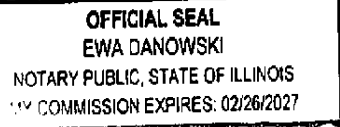
DATED: May 17, 2023

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

Gladys Quinteros and Francisco Martinez is the person known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 official seal, this day 5-17-23  
*Ewa Danowski*  
Notary Public



This instrument was prepared by: TELLEZ AND ASSOCIATES, LTD., 2342 N. DAMEN, CHICAGO, IL 60647

MAIL TO: Dreyfus Law Group  
2046 N. Harlem Ave  
Elmhurst, IL 60120  
SEND SUBSEQUENT TAX BILL TO: Maria Del Carmen Guzman  
4912 W. Iowa St.  
Chicago, IL 60651

18-May-2023	147.50
COUNTY:	295.00
ILLINOIS:	442.50
TOTAL:	

REAL ESTATE TRANSFER TAX  
16-01-421-035-0000 | 20230501619736 | 0-992-086-736

18-May-2023	2,212.50
CHICAGO:	885.00
CTA:	3,097.50
TOTAL:	

REAL ESTATE TRANSFER TAX  
16-01-421-035-0000 | 20230501619736 | 1-145-735-888

\* Total does not include any applicable penalty or interest etc.