

# UNOFFICIAL COPY

768479 10/2  
Warranty Deed



\*23160250170\*

Doc# 2316025017 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/09/2023 10:04 AM PG: 1 OF 5

ILLINOIS

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

Above Space for Recorder's Use Only

THE GRANTOR(s) Conrad J. Pagan, a single man, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Julissa C. Rios and Maritza Medina as \_\_\_\_\_, of \_\_\_\_\_, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. *\*NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP*

SUBJECT TO: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; PRIVATE, PUBLIC AND UTILITY EASEMENTS; ROADS AND HIGHWAYS, SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; UN-CONFORMED SPECIAL TAXES OR ASSESSMENTS; GENERAL TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

Permanent Real Estate Index Number(s): 13-17-111-048-0000  
Address (es) of Real Estate: 4572 N. Melvina Ave., Chicago, Illinois 60630.

The date of this deed of conveyance is 3/10/2023.

*Conrad J. Pagan*  
\_\_\_\_\_  
(SEAL) Conrad J. Pagan

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

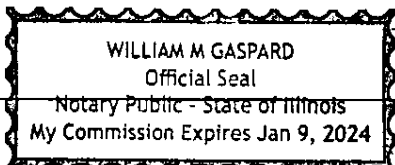
\*This is not Homestead Property

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 Conrad J. Pagan personally known to me to be the same person(s) whose name(s) 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 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.

(Impress Seal Here)  
(My Commission Expires 1-9-2024)

Given under my hand and official seal

*William M. Gaspard*  
\_\_\_\_\_  
Notary Public



SS  
P  
S  
S  
C  
INT  
JP

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### LEGAL DESCRIPTION

For the premises commonly known as: 4572 N. Melvina Ave., Chicago, Illinois 60630.

Pin: 13-17-111-048-0000

THE SOUTH 30 FEET OF LOT 83 IN HEAFIELDS LAWRENCE AVENUE TERMINAL GARDENS SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED APRIL 4, 1917 AS DOCUMENT 6081529, IN COOK COUNTY, ILLINOIS. *see attached &f.*

Property of Cook County Clerk's Office

<p>This instrument was prepared by:</p> <p>Morgan Legal Group, P.C. Attorneys at Law 6196 Providence Drive Carpentersville, Illinois 60110</p>	<p>Send subsequent tax bills to:</p> <p><i>Julissa C. Rios</i> <i>Martiza Medina</i> <i>4572 N. Melvina</i> <i>Chicago, IL 60630</i></p>	<p>Recorder-mail recorded document to:</p> <p><i>Julissa C. Rios</i> <i>Martiza Medina</i> <i>4572 N. Melvina</i> <i>Chicago, IL 60630</i></p>
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File No: 768479

EXHIBIT "A"

THE SOUTH 30 FEET OF LOT 83 IN HEAFIELDS LAWRENCE AVENUE TERMINAL GARDENS SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED APRIL 4, 1917 AS DOCUMENT 6081529, IN COOK COUNTY, ILLINOIS.

Pin 13.17.111.648.0000 ~~411~~

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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**

07-Jun-2023



<b>CHICAGO:</b>	3,375.00
<b>CTA:</b>	1,350.00
<b>TOTAL:</b>	4,725.00 *

13-17-111-048-0000 | 20230301671338 | 2-134-096-592

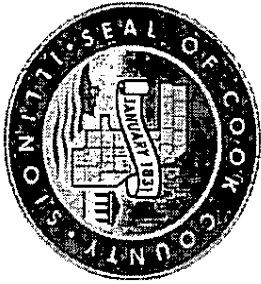
\*Total does not include any applicable penalty or interest due.

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**REAL ESTATE TRANSFER TAX**

07-Jun-2023



<b>COUNTY:</b>	225.00
<b>ILLINOIS:</b>	450.00
<b>TOTAL:</b>	675.00

13-17-111-048-0000

20230301671338

0-607-501-008

Property of Cook County Clerk's Office