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WARRANTY DEED Statutory (Illinois)

Mail To:

Yajayra E. Juarez
3332 W 60th Pl.
Chicago, IL 60629

This document prepared by:
Estela R. Unzueta
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115 West Main Street
Bensenville, IL 60106

Doc# 2319422032 Fee \$88.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/13/2023 12:29 PM PG: 1 OF 2

The Grantor, **ERIK RODRIGUEZ**, an unmarried man, of the City of Chicago, County of Cook, State of Illinois for and in consideration of ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, conveys and warrants to Grantee, **YAJAYRA E. JUAREZ**, a Unmarried Woman, of 3322 West 60th Place, City of Chicago, County of Cook, State of Illinois the following described real estate situated in the County of Cook, in the State of Illinois, to wit:


LOT 25 IN BLOCK 5 IN COBE AND MCKINNON'S 63RD STREET AND CALIFORNIA AVENUE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 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 forever.

Permanent Index Number: 19-13-408-011-0000
Address of Real Estate: 6047 South California Avenue, Chicago, Illinois, 60629



SUBJECT TO: Covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing

23 Bar 58236

REAL ESTATE TRANSFER TAX		13-Jul-2023
	CHICAGO:	2,775.00
	CTA:	1,110.00
	TOTAL:	3,885.00 *

19-13-408-011-0000 | 20230601660967 | 0-831-390-160

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

REAL ESTATE TRANSFER TAX		13-Jul-2023
	COUNTY:	185.00
	ILLINOIS:	370.00
	TOTAL:	555.00

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2

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Dated this 23rd day of June, 2023.

[Signature]
Erik Rodriguez

STATE OF ILLINOIS)
) ss
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that **ERIK RODRIGUEZ**, personally known to me to be the same person whose name (s)he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered the said instrument as his/her 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 23rd day of June, 2023.

My Commission expires 3/12/2025

[Signature]
Notary Public



Mail Future Tax Bills to: Ms. Yajayra E. Juarez
6047 South California Avenue 3332 W 60th Place
Chicago, Illinois 60629