

UNOFFICIAL COPY

WARRANTY DEED

Doc# 2320606275 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/25/2023 02:16 PM Pg: 1 of 10

RETURN TO:

Imelda Lopez and Maria I. Lopez
5443 North Nagle,
Chicago, Illinois 60630

Dec ID 20230701666258
ST/CO Stamp 1-071-103-696 ST Tax \$650.00 CO Tax \$325.00
City Stamp 0-593-395-408 City Tax: \$6,825.00

SEND TAX BILLS TO:

Imelda Lopez and Maria I. Lopez
5443 North Nagle,
Chicago, Illinois 60630

THE GRANTOR(S), **Imelda Lopez, widow not since remarried, Rosa Lopez, single, Juan M. Lopez, married, sole heirs at law of Daniel Lopez, deceased, and Maria I. Lopez, widow not since remarried, Juan A. Lopez, married, Cesar Lopez, married, Alexandro Lopez, single, sole heirs at law of both Arturo Lopez, deceased and Daniel Lopez, deceased, 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**

Imelda Lopez, widow and Maria I. Lopez, widow, as Joint Tenants

**This is not Homestead Property to Rosa Lopez, Juan M. Lopez, Juan A. Lopez, Cesar Lopez and Alexandro Lopez*

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: 17-07-213-020-0000

PROPERTY ADDRESS: 1807 West Erie Street, Chicago, Illinois 60622

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

**Signature Page and Notary Page to follow*

REAL ESTATE TRANSFER TAX		24-Jul-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-07-213-020-0000 20230701677849 0-612-479-440		
Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		24-Jul-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-07-213-020-0000 20230701677849 1-866-989-552		

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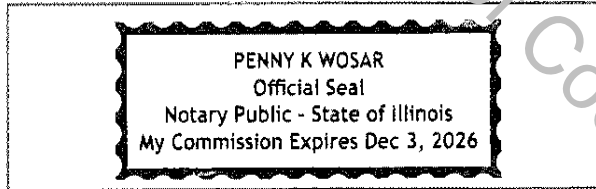
Dated this 11 day of July, 2023.

Imelda Lopez (SEAL)
Imelda Lopez

STATE OF ILLINOIS } ss.
County of COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Imelda Lopez**, 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 11 day of July, 2023.



NOTARY SEAL

Penny K Wosar
NOTARY PUBLIC
My commission expires on Dec 3, 2026

NAME and ADDRESS OF PREPARER:
TAX
JMC Law Group
111 W. Washington Street, Suite 1500
Chicago, Illinois 60602
(312) 332-5020

EXEMPT UNDER REAL ESTATE TRANSFER LAW
E
35 ILCS 200/31-45 SUB PAR AND
COOK COUNTY ORD. 93-O-27 PAR
DATE: July 11
[Signature]
Signature of Buyer, Seller or Representative

UNOFFICIAL COPY

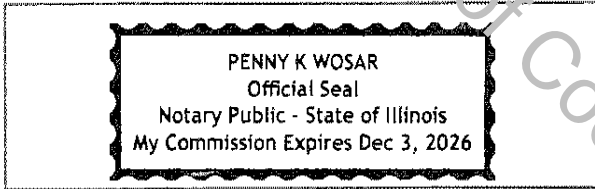
Dated this 11 day of July, 2023.

Maria I. Lopez (SEAL)
Maria I. Lopez

STATE OF ILLINOIS } ss.
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Maria I. Lopez**, 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 11 day of July, 2023.



NOTARY SEAL

Penny K Wosar
NOTARY PUBLIC
My commission expires on Dec 3, 2026

NAME and ADDRESS OF PREPARER:
TAX
JMC Law Group
111 W. Washington Street, Suite 1500
Chicago, Illinois 60602
(312) 332-5020

EXEMPT UNDER REAL ESTATE TRANSFER LAW

35 ILCS 200/31-45 SUB PAR AND
COOK COUNTY ORD. 93-O-27 PAR
DATE: _____

Signature of Buyer, Seller or Representative

UNOFFICIAL COPY

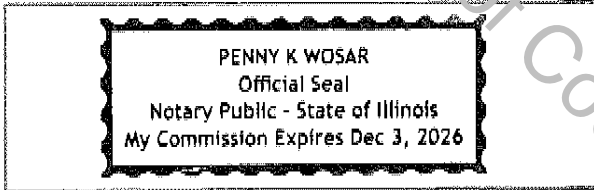
Dated this 11 day of July, 2023.

Juan M. Lopez (SEAL)
Juan M. Lopez, as heir at law of Daniel Lopez

STATE OF ILLINOIS } ss.
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Juan M. Lopez**, 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 11 day of July, 2023.



NOTARY SEAL.

Penny K Wosar
NOTARY PUBLIC
My commission expires on Dec 3, 2026

NAME and ADDRESS OF PREPARER:
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JMC Law Group
111 W. Washington Street, Suite 1500
Chicago, Illinois 60602
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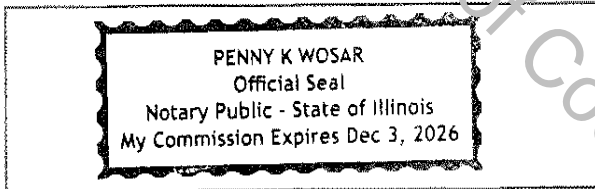
Dated this 11 day of July, 2023.

Rosa Lopez (SEAL)
Rosa Lopez, as heir at law of Daniel Lopez

STATE OF ILLINOIS } ss.
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Rosa Lopez**, 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 11 day of July, 2023.



NOTARY SEAL

Penny K Wosar
NOTARY PUBLIC
My commission expires on Dec 3, 2026

NAME and ADDRESS OF PREPARER:
TAX
JMC Law Group
111 W. Washington Street, Suite 1500
Chicago, Illinois 60602
(312) 332-5020

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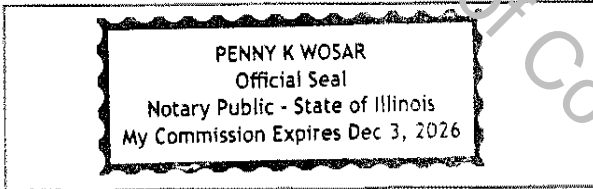
Dated this 11 day of July, 2023.

Juan A. Lopez (SEAL)
Juan A. Lopez, as heir at law of both Arturo Lopez and Daniel Lopez

STATE OF ILLINOIS } ss.
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Juan A. Lopez**, 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 11 day of July, 2023.



NOTARY SEAL

Penny K Wosar
NOTARY PUBLIC
My commission expires on Dec 3, 2026

NAME and ADDRESS OF PREPARER:
TAX
JMC Law Group
111 W. Washington Street, Suite 1500
Chicago, Illinois 60602
(312) 332-5020

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35 ILCS 200/31-45 SUB PAR AND
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DATE: _____

Signature of Buyer, Seller or Representative

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Dated this 11 day of July, 2023.

Cesar Lopez

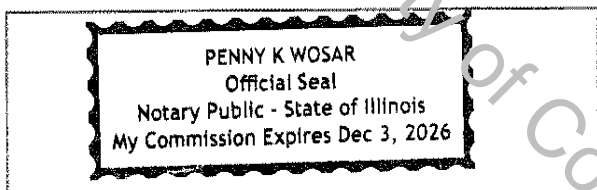
(SEAL)

Cesar Lopez, as heir at law of both Arturo Lopez and Daniel Lopez

STATE OF ILLINOIS } ss.
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Cesar Lopez**, 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 11 day of July, 2023.



NOTARY SEAL

Penny K Wosar

NOTARY PUBLIC

My commission expires on Dec 3, 2026

NAME and ADDRESS OF PREPARER:
TAX
JMC Law Group
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Chicago, Illinois 60602
(312) 332-5020

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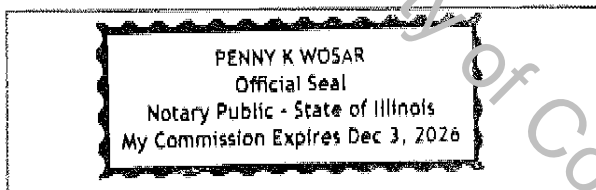
Dated this 11 day of July, 2023.

Alejandro Lopez (SEAL)
~~AL~~ Alejandro Lopez, as heir at law of both Arturo Lopez and Daniel Lopez

Alejandro Lopez
STATE OF ILLINOIS } ss.
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Alexandro Lopez**, 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 11 day of July, 2023.



NOTARY SEAL.

Penny K Wosar
NOTARY PUBLIC
My commission expires on Dec 3, 2026

NAME and ADDRESS OF PREPARER:
TAX
JMC Law Group
111 W. Washington Street, Suite 1500
Chicago, Illinois 60602
(312) 332-5020

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35 ILCS 200/31-45 SUB PAR AND
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DATE: _____

Signature of Buyer, Seller or Representative

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated July 11, 2023

Signature: Lerian Hadelan, agent
Grantor or Agent

Subscribed and sworn to before me
By the said Lerian Hadelan
This 11th day of July, 2023
Notary Public [Signature]



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date July 11, 2023

Signature: Lerian Hadelan, agent
Grantee or Agent

Subscribed and sworn to before me
By the said Lerian Hadelan
This 11th day of July, 2023
Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABT to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

BW23066093

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Exhibit A

LOT 53 IN WILLIAM E. DOGGETT'S SUBDIVISION OF BLOCK 14 IN THE CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-07-213-020-0000

For Informational Purposes only: 1807 West Erie Street, Chicago, IL 60622

Property of Cook County Clerk's Office