

UNOFFICIAL COPY

Doc#: 2321529207 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/03/2023 03:11 PM Pg: 1 of 3

WARRANTY DEED

Dec ID 20230701685368
ST/CO Stamp 1-476-422-096 ST Tax \$220.00 CO Tax \$110.00
City Stamp 2-038-720-976 City Tax: \$2,310.00

ILLINOIS STATUTORY

THE GRANTOR:

JOHN POPE, a/k/a JOHN A. POPE
13511 S. AVENUE K
CHICAGO, ILLINOIS 60633

THE GRANTOR, **JOHN POPE, a/k/a JOHN A. POPE, divorced and not since remarried, and not a party to a civil union,** in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby CONVEY(S) and WARRANTS unto **SUHEL VALDIVIA SANCHEZ,** for the following described real estate situated in County of

John Pope
Cook in the State of Illinois, to wit: *LOT 22 13511 S Avenue K Chicago IL 60633*

Legal Description:

LOT 22 IN MCNAMARA'S FIRST ADDITION TO HEGEWISCH, BEING A SUBDIVISION OF THE WEST 174 (EXCEPT THE NORTH 40 FEET TAKEN FOR STREET) OF THE WEST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH CHICAGO AND SOUTHERN RAIL ROAD IN COOK COUNTY, ILLINOIS.

Property Address: 13511 S. Avenue K, Chicago, Illinois 60633
Property Index Number: 26-32-311-005-0000-

Subject to: (a) general real estate taxes for calendar year 2022 and subsequent years; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions, and covenants of record (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; and (e) provided they do not interfere with the current use and enjoyment of Real Estate.

In Witness Whereof, said Grantor has caused his name to be signed this 20th day of July, 2023.

FIDELITY NATIONAL TITLE
OC23010698

By *John A. Pope*
JOHN POPE, a/k/a JOHN A. POPE

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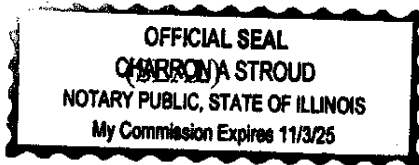
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **JOHN POPE, a/k/a JOHN A. POPE, divorced and not since remarried, and not a party to a civil union**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument and pursuant to as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of July, 2023.



NOTARY PUBLIC



My Commission Expires:

11/3/2025

GRANTEES ADDRESS

RETURN TO:

James P. Antonopoulos
Attorney at Law
5519 North Cumberland Avenue
Chicago, Illinois 60656-2220

PREPARED BY:

John S. Wrona
Attorney at Law
13333 S. Baltimore Avenue
Chicago, Illinois

MAIL TAX BILL TO:

Suhel Valdivia Sanchez
13511 S. Avenue K
Chicago, Illinois 60633

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REAL ESTATE TRANSFER TAX

01-Aug-2023



COUNTY:	110.00
ILLINOIS:	220.00
TOTAL:	330.00

26-32-311-005-0000

| 20230701685368 | 1-476-422-096

REAL ESTATE TRANSFER TAX

01-Aug-2023



CHICAGO:	1,650.00
CTA:	660.00
TOTAL:	2,310.00 *

26-32-311-005-0000 | 20230701685368 | 2-038-720-976

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

Property of Cook County Clerk's Office