

UNOFFICIAL COPY

Doc#: 2321613058 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/04/2023 09:55 AM Pg: 1 of 3

WARRANTY DEED

Fee Simple

Dec ID 20230701686762
ST/CO Stamp 0-005-794-256 ST Tax \$480.00 CO Tax \$240.00
City Stamp 1-492-462-032 City Tax: \$5,040.00

MAIL TO:

David D. Gorr

2539 N. Kedzie #6

2nd Fl.

Chicago IL 60647

THE GRANTOR,

ROBERTO QUEVEDO, a non-married man, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to ESPERANZA SALGADO as, a single woman ** the following described Real Estate situated in Cook County.

LEGAL DESCRIPTION

LOTS 20 AND 21 (EXCEPT THE SOUTH 3 FEET OF SAID LOT 21) IN BLOCK 6 IN HOSMER AND MACKEY'S SUBDIVISION OF BLOCKS 1 TO 6 AND 12 TO 16 INCLUSIVE IN FREER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property Address: 1521 North Springfield Avenue, Chicago, Illinois 60651

Property Index No.: 16-02-102-018-0000 and 16-02-102-019-0000

SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2022 and subsequent years, and acts done by or through the Buyers.

IN WITNESS WHEREOF, Seller has signed and sealed this Warranty Deed in the County of Cook, State of Illinois this 24 day of July, 2023.



ROBERTO QUEVEDO

FIDELITY NATIONAL TITLE
CH23011684

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, ROBERTO QUEVEDO, known to me to be the same person whose names is 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.

Given under my hand and official seal, this 24 day of July, 2023.


NOTARY PUBLIC



Commission expires: 12/28/2024

This instrument was prepared by: Nick V. Marinkovich
Dreyfus Law Group
2040 N. Harlem Avenue
Elmwood Park, IL 60127

*** Grantee's Address*



SEND SUBSEQUENT TAX BILLS TO:

Esperanza Salgado
1521 N. Springfield Ave
Chicago IL 60651

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REAL ESTATE TRANSFER TAX

01-Aug-2023

		COUNTY:	240.00
		ILLINOIS:	480.00
		TOTAL:	720.00
16-02-102-018-0000		20230701686762	0-005-794-256

REAL ESTATE TRANSFER TAX

01-Aug-2023

	CHICAGO:	3,600.00
	CTA:	1,440.00
	TOTAL:	5,040.00 *
16-02-102-018-0000		20230701686762 1-492-462-032

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

Property of Cook County Clerk's Office