### **UNOFFICIAL COPY**

#### Fidelity National Title OC23012910

1/2

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

JKL Homes LLC

Doc#. 2322106070 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 08/09/2023 02:24 PM Pg: 1 of 4

Dec ID 20230801690771

ST/CO Stamp 1-072-949-712 ST Tax \$405.00 CO Tax \$202.50

City Stamp 1-136-662-992 City Tax: \$4,252.50

(The Above Space for Recorder's Use Only)

THE GRANTOR JKL Homes LLC, an Illinois Limited Liability Company licensed to conduct business in Illinois for and in consideration of TEN AND 00/1/0 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS ANT WARRANTS to Gloria Alvarez and Heron Bahen Torres, a married couple, of, Chicago, Illinois and Javier Alvarez, a married man, of, Chicago, Illinois as joint tenants, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-27-102-030-0000

Property Address: 3132 N Knox Ave, Chicago, IL 60641

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

**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.

## **UNOFFICIAL COPY**

Dated this 1st day of <u>August</u> , <u>2023</u> .	
STATE OF ILLINOIS	)
COUNTY OF TANK	) SS,

I, the undersigned, a Notery Public in and for said County, in the State aforesaid, CERTIFY THAT Albino Diaz 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 it signed, sealed and delivered in the instrument as its 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 notaric is eat, this \_\_\_\_\_\_

inclary Public

CHRISTINA RUIZ
OFFICIAL SEAL
Noter/ Public, State of Illinois
My Commission Expires
Myrch 03, 2026

THIS INSTRUMENT PREPARED BY

Georgina Diaz DIAZCASE LAW 7100 16th Street Berwyn, IL 60402

MAIL TO:

Patricia Gutierrez Pascual, Esq 5716 W Lawrence Ave Chicago, IL 60630 **GRANTEE'S ADDRESS** 

SEND SUBSEQUENT TAX BILLS TO:

Year bahan Tores of
Gloria Alvarez
3132 N Knox Ave
Chicago, IL 60641

2322106070 Page: 3 of 4

# **UNOFFICIAL COPY**

### EXHIBIT A LEGAL DESCRIPTION

LOT 99 IN KOESTER AND ZANDER'S SECTION LINE SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

2322106070 Page: 4 of 4

# **UNOFFICIAL COPY**

**REAL ESTATE TRANSFER TAX** 

03-Aug-2023





202.50 COUNTY: 405.00 ILLINOIS: TOTAL: 607.50

13-27-102-030-0000

|20230801690771 | 1-072-949-712

03-Aug-2023 **REAL ESTATE TRANSFER TAX** 

3,037.50 CHICAGO: CTA: 1,215.00 TOTAL: 4,252.50 \*

any app.

The Or Cook Collings Clark's Office 13-27-102-030 0000 | 20230801690771 | 1-136-662-992

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