

UNOFFICIAL COPY

10220613 1 of 1
WARRANTY DEED
Illinois Statutory

Doc#: 2322329236 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/11/2023 11:24 AM Pg: 1 of 3

Mail to:
3105 N Oak Park Ave
Chicago, IL 60634

Dec ID 20230701680510
ST/CO Stamp 1-421-564-368 ST Tax \$439.00 CO Tax \$219.50
City Stamp 0-497-711-568 City Tax: \$4,609.50

Name & Address of Taxpayer:
Emanuel & Kelly Padilla
1731 N. Harding Ave
Chicago, IL 60647

RECORDER'S STAMP

The GRANTOR(S): **JEFFREY CFEMIEUX**, married to **ANA SANDOVAL**, of 1731 N. Harding Avenue, Chicago, Illinois 60647, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to GRANTEE(S), **EMANUEL PADILLA AND KELLY PADILLA**, as married of, husband & wife as tenants by the entirety, following described land in the County of Cook, State of Illinois; to wit:

SEE ATTACHED LEGAL DESCRIPTION


Subject to: General real estate taxes not due and payable at the time of Closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

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 Real Estate Index Number(s): **13-35-316-036-0000**

Property Address: **1731 N. HARDING AVENUE, CHICAGO, ILLINOIS 60647**

[SIGNATURE PAGE FOLLOWS]


REAL ESTATE TRANSFER TAX	08-Aug-2023
 CHICAGO:	3,292.50
CTA:	1,317.00
TOTAL:	4,609.50 *
13-35-316-036-0000 20230701680510 0-497-711-568	

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

REAL ESTATE TRANSFER TAX	08-Aug-2023
 COUNTY:	219.50
 ILLINOIS:	439.00
TOTAL:	658.50
13-35-316-036-0000 20230701680510 1-421-564-368	

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Dated: This 25 day of July, 2023



JEFFREY CREMIEUX




ANA SANDOVAL

STATE OF ILLINOIS }
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT, **JEFFREY CREMIEUX AND ANA SANDOVAL**, personally known to me to be the same person(s) whose name(s) 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 said 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 25th day of July, 2023.

WITNESS my hand and official seal.

Signature 

My Commission Expires: 1/28/26



PREPARED BY:
JAMES P. ANTONOPOULOS
ATTORNEY AT LAW
5519 N. CUMBERLAND AVE, #1009
CHICAGO, ILLINOIS 60656

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PIN: 13-35-316-036-0000

LOT 18 (EXCEPT THE SOUTH 7.16 FEET THEREOF) AND THE SOUTH 15 FEET OF LOT 19 ALL IN BALDWIN DAVIS SUBDIVISION OF LOTS 5, 6 AND 8 IN BLOCK 2 IN HAGEN AND BROWN'S ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office