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Chicago Title Insurance Company

Warranty DEED ILLINOIS STATUTORY



2322840030D

Doc# 2322840030 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/16/2023 11:46 AM PG: 1 OF 2

THE GRANTOR(S) **Juan C Gamboa**, a married man, of the City of Chicago, County of Cook, State of IL, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrant(s) to **Alan Gomez**, a single man, of 4138 S Artesian Ave, Chicago, IL 60632, the following described real estate situated in the County of Cook in the State of Illinois, to wit:


LOT 2 IN RUD. HLAVKA'S RESUBDIVISION OF LOT 245 (EXCEPT THE NORTH 5 FEET THEREOF) AND ALLOT LOTS 246 AND 249, INCLUSIVE IN D.J. KENNEDY'S PARK ADDITION, IN THE SOUTHEAST 1/4 OF SECTION 12. TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of records, Private, public and utility easements and roads and highways, Special taxes or assessment for improvements not yet completed, Any confirmed special tax or assessment, Installment not due at the date hereof of any special tax or assessment for improvements heretofore completed, General taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2023.

Permanent Real Estate Index Number(s): **19-12-413-011-0000**

Address of Real Estate: **5229 S Maplewood Ave, Chicago, IL 60632**

Dated this 9 day of August, 2023.



Juan C Gamboa (SEAL)

REAL ESTATE TRANSFER TAX

15-Aug-2023



COUNTY:	135.00
ILLINOIS:	270.00
TOTAL:	405.00

19-12-413-011-0000

| 2023081696481 | 0-471-074-256



Gabriella Gamboa (SEAL)

Gabriella Gamboa (solely for the purpose of releasing homestead rights)

REAL ESTATE TRANSFER TAX

15-Aug-2023



CHICAGO:	2,025.00
CTA:	810.00
TOTAL:	2,835.00 *

19-12-413-011-0000 | 2023081696481 | 0-846-202-320

Total does not include any applicable penalty or interest due.

23GSA 827 20944 10 2 SAS

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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, CERTIFY THAT **Juan C Gamboa and Gabriella Gamboa**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal this 9 day of August, 2023.



Carlos P Aparicio

Notary Public

Prepared by:

Carlos P. Aparicio, Esq.
Aparicio Law Office LLC
5838 S. Archer Avenue
Chicago, IL 60638

Mail to:

Mitchell Pollard
203 N. LaSalle Street, Suite 2500
Chicago, IL 60601-1262

Name and Address of Taxpayer:

Alan Gomez
5229 S Maplewood Ave
Chicago, IL 60632

Notary of Cook County Clerk's Office