

UNOFFICIAL COPY



Prepared by and Return to:
Erwin Law, LLC
4043 North Ravenswood Avenue, Suite 208
Chicago, Illinois 60613

Future Taxes to:
Priscela G. Jimenez
3256 Josephine St.
Lynwood, California 90262

Doc# 2322857016 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/16/2023 11:22 AM PG: 1 OF 3

SPECIAL WARRANTY DEED

(Individual to Individual)

The Grantor(s) Jose L. Lucio, married to Esperanza Serrano

(The above space for Recorder's use only)

of the City Chicago of Chicago County of Cook State of Illinois
for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, convey(s),
with special warranties to Priscela G. Jimenez,
whose address is 3256 Josephine St. of the City Lynwood of Lynwood
County of Cook State of California all interest in the following described
real estate situated in the County of Cook in the State of Illinois to wit:

(See Legal Description Attached Hereto as EXHIBIT A)

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

Permanent Index Number(s): 16-11-202-005-0000

Property Address: 745 N. Saint Louis Ave., Chicago, Illinois 60624

Dated this 13 day of July, 2023

Jose L. Lucio*

NOTE: PROPERTY IS NOT HOMESTEAD TO GRANTOR OR HIS SPOUSE

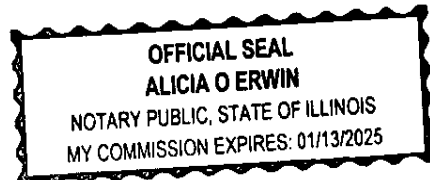
STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, certify that Jose L. Lucio personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instruments as his 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 13 day of July, 2023.

AFFIX TRANSFER TAX STAMP OR	
"Exempt under provisions of Paragraph <u>E</u> "	
Section 4, Real Estate Transfer Tax Act.	
<u>07/13/2023</u>	<u>[Signature]</u>
Date	Buyer, Seller or Representative

[Signature]
Notary Public, State of _____
My commission expires: _____



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Exhibit A

Legal Description

LOT 43 IN BLOCK 2 IN DUNHAM'S SUBDIVISIONS OF BLOCKS 1 AND 2 IN HARDING'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): **16-11-202-005-0000**

Property Address: **745 N. Saint Louis Ave., Chicago, Illinois 60624**

REAL ESTATE TRANSFER TAX 16-Aug-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

16-11-202-005-0000 | 20230801600201 | 1-832-617-424

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

REAL ESTATE TRANSFER TAX

16-Aug-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

16-11-202-005-0000

| 20230801600201 | 0-222-791-120

Property of Cook County Clerk's Office

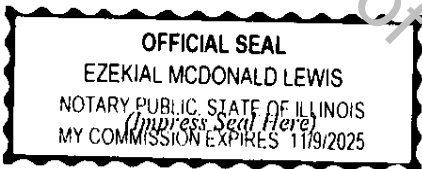
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date: 7/13/2023 Signature: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me on . 7-13-23

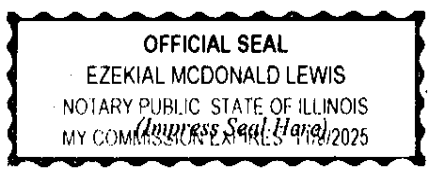


[Signature]
Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date: 7/13/2023 Signature: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me on . 7-13-23



[Signature]
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]