

# UNOFFICIAL COPY

**PREPARED BY:**

Dominick Villa  
5117 S. Sayre Avenue  
Chicago, IL 60638

Doc#: 2324013723 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/28/2023 04:21 PM Pg: 1 of 2

**MAIL TAX BILL TO:**

Francisco Sanchez  
3824 West 59th Street  
Chicago, IL 60629

Dec ID 20230801606509  
ST/CO Stamp 0-127-178-192 ST Tax \$285.00 CO Tax \$142.50  
City Stamp 2-073-335-248 City Tax: \$2,992.50

**MAIL RECORDED DEED TO:**

Francisco Sanchez  
3824 West 59th Street  
Chicago, IL 60629

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**SPECIAL WARRANTY DEED**

THE GRANTOR, Elizabeth Cajigas, a single woman, of City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Francisco Sanchez, of City of Chicago, State of Illinois, all interest in the following described real estate situated in Cook, State of Illinois, to wit:

THE EAST 1/2 OF LOT 38 AND THE WEST 3/4 OF LOT 39 IN BLOCK 30 IN JAMES H. CAMPBELLS ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTHWEST 1/4 (EXCEPT THE EAST 50.0 FEET THEREOF) OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 19-14-129-057-0000 ,  
Property Address: 3824 West 59th Street, Chicago, IL 60629

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

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Dated this 18<sup>th</sup> day of August 2023

*Elizabeth Cajigas*  
Elizabeth Cajigas

STATE OF IL }  
COUNTY OF Cook } SS

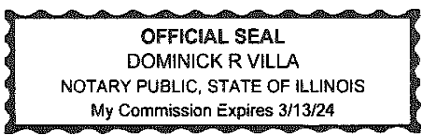
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Elizabeth Cajigas, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this

18<sup>th</sup> day of Aug 2023

*Dominick R Villa*  
Notary Public  
My commission expires: 3/13/24

Exempt under the provisions of paragraph \_\_\_\_\_



Property of Cook County Clerk's Office