

# UNOFFICIAL COPY



\*2326557016\*

## WARRANTY DEED Statutory (Illinois)

Doc# 2326557016 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/22/2023 01:10 PM PG: 1 OF 3

THE GRANTOR, Isaul Castaneda, married, of the City CHICAGO County of COOK State of ILLINOIS for the consideration of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and QUIT CLAIM(S)

to RICARDO CASTANEDA of 9719 S Muskegon Ave, Chicago IL 60617

all interest in the following described Real Estate situated in COOK County, Illinois, commonly known as

9720 S Manistee Ave, Chicago IL 60617, legally described as:

LOT 43 IN SOUTH CHICAGO GARDENS, A SUBDIVISION IN THE NORTHWEST FRACTIONAL 1/4 OF FRACTIONAL SECTION 7, NORTH OF THE INDIAN BOUNDARY LINE, IN TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES ON APRIL 27, 1962 AS DOCUMENT 2030777, IN COOK COUNTY, ILLINOIS.

**THIS IS NOT HOMESTEAD PROPERTY.**

Permanent Real Estate Index Number(s): 26-07-170-022-0000

DATED this: 5 day of Sept 2023

Isaul CG (SEAL)

Isaul Castaneda

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Isaul Castaneda personally known to me to be the same persons whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 5 day of Sept, 2023

Commission expires 1-29-2026

TONY GARCIA  
Official Seal  
Notary Public - State of Illinois  
My Commission Expires Jan 29, 2026

This instrument was prepared by: Tony Garcia, Lawyer, 10716 S Ewing Ave., Chicago, IL 60617.

Mail to: Tony Garcia, 10716 S Ewing Ave, Chicago IL 60617

Mail Tax Bills to: RICARDO CASTANEDA, 9719 S Muskegon Ave, Chicago IL 60617

REAL ESTATE TRANSFER TAX 22-Sep-2023



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

26-07-170-022-0000 | 20230901625203 | 1-903-690-704

REAL ESTATE TRANSFER TAX 22-Sep-2023



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*

26-07-170-022-0000 | 20230901625203 | 0-541-064-656

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

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Property of Cook County Clerk's Office

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-49  
sub par. E and Cook County Ord. 93-3-27 par. \_\_\_\_\_  
Date 9/22/22 Sign. [Signature]

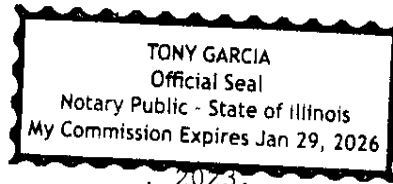
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the state of Illinois.

Dated 9-5-23

Signature Isaiah CG  
Grantor or Agent



SUBSCRIBED AND SWORN TO

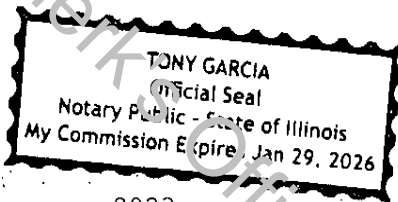
before me this 5 day of Sept, 2023.

[Signature]  
Notary Public

The grantee or his/her 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 title to real estate under the laws of the State of Illinois.

Dated 9.5.23

Signature Ricardo Castañeda  
Grantee



SUBSCRIBED AND SWORN TO

before me this 5 day of Sept, 2023.

[Signature]  
Notary Public

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

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