

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2327245339 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/29/2023 03:46 PM Pg: 1 of 3

Dec ID 20230901632591
ST/CO Stamp 1-550-500-816 ST Tax \$290.00 CO Tax \$145.00
City Stamp 0-702-989-264 City Tax: \$3,045.00

Mail to:

~~Vania J. Cebreiro~~
~~The Law Offices of Hugo A. Ortiz, P.C.~~
~~4548 S. Ashland Avenue~~
~~Chicago, Illinois 60609~~

Name & address of taxpayer:

Yeimi Jimenez Diego and Ricky Garcia
8005 S. Saint Louis Avenue
Chicago, IL 60652



(The Above Space for Recorder's Use Only)

THE GRANTOR DANIEL QUIJANO JR., a single person, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid,


CONVEYS and WARRANTS TO YEIMI JIMENEZ DIEGO AND RICKY GARCIA, wife and husband,
8005 S Saint Louis Ave of Chicago, Illinois, all
~~has tenants by the entirety~~ interest in the following described REAL ESTATE situated in the County of Cook in the State of Illinois, to wit:

LOT 853 IN SOUTHWEST HIGHLANDS AT 79TH STREET AND KEDZIE UNIT NO. 3 BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT LANDS DEEDED TO RAILROAD AND EXCEPT SCHOOL TRUSTEE'S SUBDIVISION HERETOFORE DEDICATED), IN COOK COUNTY, ILLINOIS

Subject to the real estate taxes not yet due or payable and subsequent years, covenants, conditions, restrictions, and special assessments confirmed after the date of the contract, if any, easements of records, building lines, zoning ordinances, public right of ways for roads and highways.

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 Index Number(s): 19-35-209-002-0000
Address(es) of Real Estate: 8005 S. Saint Louis Avenue, Chicago, IL 60652
Dated this 22 day of September, 2023

 (Seal)
Daniel Quijano Jr.

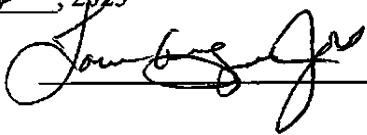
FIDELITY NATIONAL TITLE
0623015411

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WARRANTY DEED

State of Illinois, County of DeKalb. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Daniel Quijano Jr. personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 22 day of September, 2023

Commission expires: 12/7/25  Notary Public

Recorder's Office Box No.

NAME AND ADDRESS OF PREPARER:
Tyesha Perez
Rosenberg & Parker, LLC
Attorney at Law
1300 Iroquois Ave., Suite 210
Naperville, IL 60563



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REAL ESTATE TRANSFER TAX

28-Sep-2023



COUNTY:	145.00
ILLINOIS:	290.00
TOTAL:	435.00

19-35-209-002-0000

| 20230901632591 | 1-550-500-816

REAL ESTATE TRANSFER TAX

28-Sep-2023



CHICAGO:	2,175.00
CTA:	870.00
TOTAL:	3,045.00 *

19-35-209-002-0000 | 20230901632591 | 0-702-989-264

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

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