

2023

UNOFFICIAL COPY

771594

WARRANTY DEED  
ILLINOIS STATUTORY



Doc# 2329634103 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/23/2023 03:51 PM PG: 1 OF 6

Property of Cook County Clerk's Office

THE GRANTOR(S)

✓ **Bertha Velazquez, a married woman, as custodian of Alessandra Velazquez under the Illinois Uniform Transfer to Minors Act**

of the City of Chicago, County of Cook, State of IL for and in consideration of \$10.00 (Ten and 00/100) dollar(s), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

✓ **A & SL Construction, Inc. a corporation**

of Palos Hills, Illinois, of the County of COOK, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

Subject to covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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

Permanent Real Estate Index Number(s): 16-36-308-031-0000 ✓

Address(es) of Real Estate: 2824 W 36th Pl, Chicago, IL 60632 ✓

Dated this 14TH day of JULY, 2023.

Bertha Velazquez  
Bertha Velazquez

\_\_\_\_\_ 0

This property is not homestead as to the Grantor(s)

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STATE OF IL


COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Bertha Velazquez

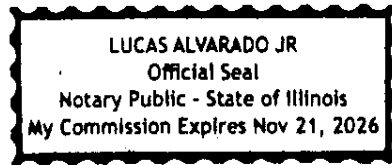
personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 14<sup>th</sup> day of July, 2023.

 (Notary Public)

Prepared by:

The Walker Law Group, LLC  
4318 W. ADAMS, 2W  
CHICAGO, IL 60624



Mail to:


ROGER TSANG  
2912 S. WENTWORTH AVE  
CHICAGO, IL 60616

Name and Address of Taxpayer:

ROGER TSANG  
2912 S. WENTWORTH AVE  
CHICAGO, IL 60616

Exempt under provisions of Paragraph 6, Section 4,  
Real Estate Transfer Tax Act.

10/17/23  
Date

  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

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File No: 771594

## EXHIBIT "A"

LOT 41 AND LOT 42 IN BLOCK 1 IN PIERSON D. SMITH SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

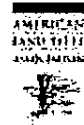
Exempt under provisions of Paragraph E, Section 4,  
Real Estate Transfer Tax Act

10/19/23  
Date

[Signature]  
Buyer, Seller or Representative

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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## STATEMENT BY GRANTOR AND GRANTEE

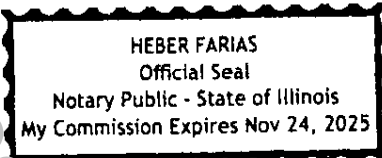
THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS ACKNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSINGMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREING CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL 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

DATE: 10/19/23

SIGNATURE: [Signature]  
GRANTOR OR GRANTEE

SUBSCRIBE AND SWORN TO BEFORE ME BY THE SAID ON THE ABOVE DATE.

NOTARY PUBLIC: [Signature]



THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF H S ACKNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSINGMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREING CORPOKAT ON 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

DATE: 10/22/2023  
<sup>19</sup>

SIGNATURE: [Signature]  
GRANTOR OR GRANTEE

SUBSCRIBE AND SWORN TO BEFORE ME BY THE SAID ON THE ABOVE DATE.

NOTARY PUBLIC: [Signature]



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**REAL ESTATE TRANSFER TAX** 19-Oct-2023



<b>CHICAGO:</b>	0.00
<b>CIA:</b>	0.00
<b>TOTAL:</b>	0.00*

16-36-308-031-0000 | 20231001654837 | 1-845-943-248

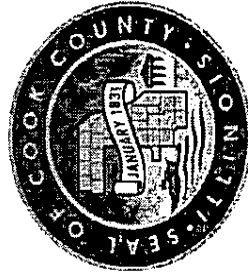
\* Total does not include any applicable penalty or interest due.

Property of Cook's Office

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REAL ESTATE TRANSFER TAX

19-Oct-2023



COUNTY:  
ILLINOIS:  
TOTAL:

0.00  
0.00  
0.00

16-36-308-031-0000

20231001654837

0-408-247-248

Property of Cook County Clerk's Office