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WARRANTY DEED ILLINOIS STATUTORY

772484
1 of 3

Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602



Doc# 2330628027 Fee \$88.00

RHSP FEE:\$10.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/02/2023 11:25 AM PG: 1 OF 5

THE GRANTOR(S)

Juan Baez and Micaela Baez, husband and wife

of the City of Melrose Park, 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

^L
^A
Jose Ramirez JR.

of _____, of the County of _____, 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): 15-04-401-026 -0000

Address(es) of Real Estate: 1325 N 32nd Ave, Melrose Park, IL 60160

Dated this ^{12th} day of September, 2023.

Juan C Baez

Micaela Baez

VILLAGE OF MELROSE PARK

Certificate of Compliance

TRANSFER STAMP

Ordinance No. 687

1325 N 32nd Ave

Address of Property

D.A. 9-21-23

Approved

Date

S Y
P 5
S Y-1
SC Y
INT ER

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES)

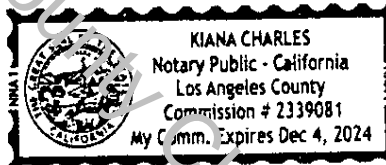
On 9/12/2023 before me, KIANA CHARLES, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared JUAN C. BAEZ AND MICAELA BAEZ
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Kiana Charles*



(Seal)

PROPERTY CLERK'S OFFICE

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Exhibit "A" – Legal Description

THE NORTH 57 FEET OF LOT 8, IN BLOCK 1, IN HENRY SOFFEL'S FIRST ADDITION TO MELROSE PARK, IN THE SOUTHEAST QUARTER OF SECTION 4, ~~TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 17, 1908 IN BOOK 99 PAGE 45, IN COOK COUNTY, ILLINOIS.~~

see attached (P)

Permanent Real Estate index Number(s):

15-04-401-026-0000

Common Address(es) of Real Estate:

1325 N. 32nd Ave

Melrose Park, IL 60160-2805

*Prepared By
Dennis M Walsh
16335 Harlem Ave # 400
Tinley Park, IL 60160*

*Mail to & Pay Bills to:
Jose Ramirez
1325 N. 32ND Ave
Melrose Park, IL 60160*

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File No: 772484

EXHIBIT "A"

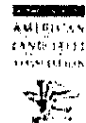
THE NORTH 57 FEET OF LOT 8, IN BLOCK 1, IN HENRY SOFFEL'S FIRST ADDITION TO MELROSE PARK, IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 17, 1908 IN BOOK 99 PAGE 45, IN COOK COUNTY, ILLINOIS.

15-04401-026-0000 @

Property of Cook County Clerk's Office

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.

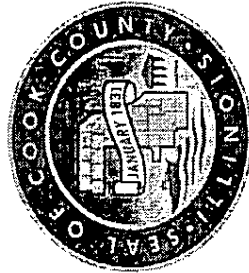
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REAL ESTATE TRANSFER TAX

31-Oct-2023



COUNTY:
ILLINOIS:
TOTAL:

150.00
300.00
450.00

15-04-401-026-0000

| 20230901625802

| 1-259-841-488

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