

# UNOFFICIAL COPY

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## WARRANTY DEED

### AFTER RECORDING MAIL TO:

Javier Capistran  
3018 S. Kenneth Avenue  
Chicago IL 60623

Doc#: 2331128112 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/07/2023 04:01 PM Pg: 1 of 3

Dec ID 20230701681980  
ST/CO Stamp 1-760-470-992 ST Tax \$332.00 CO Tax \$166.00  
City Stamp 2-035-460-048 City Tax: \$3,486.00

(Reserved for Recorders Use Only)

### MAIL REAL ESTATE TAX BILL TO:

Javier Capistran  
3812 S. Honore St  
Chicago, IL 60609

**THE GRANTORS: Rafael Esparza and Herminda Esparza, husband and wife, of 3812 S. Honore St., Chicago, IL 60609,** for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Javier Capistran, a married man, of 3018 S. Kenneth Ave, Chicago, IL 60623, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 3812 S. Honore St., Chicago, IL 60609  
PIN: 17-31-426-025-0000

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

**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.

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DATED this 25<sup>th</sup> day of October, 2023.

Rafael Esparza  
Rafael Esparza

Herminda Esparza  
Herminda Esparza

STATE OF Illinois  
COUNTY OF Cook ) SS

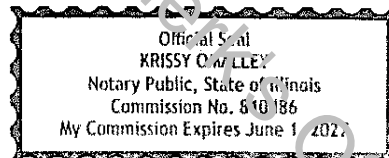
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Rafael Esparza and Herminda Esparza**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed 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 25 day of October, 2023.

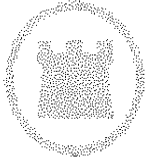
[Signature]  
Notary Public

**NAME AND ADDRESS OF PREPARER:**

Diana Mendoza Pacheco  
Attorney at Law  
5715 W. Irving Park Rd.  
Chicago, IL 60634



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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 23GNW331288PK

For APN/Parcel ID(s): 17-31-426-025-0000

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LOT 53 IN GROSS AND BOWMAN' S SUBDIVISION OF BLOCK 34 IN CANAL TRUSTEE' S  
SUBDIVISION OF THE EAST 1/2 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14 EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office