

UNOFFICIAL COPY

23AND 638072RM

Doc#: 2331213031 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/08/2023 09:27 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY

10/2

Dec ID 20230901629933
ST/CO Stamp 1-688-233-936 ST Tax \$365.00 CO Tax \$182.50
City Stamp 0-864-085-968 City Tax: \$3,832.50

Chicago Title

Property of Cook County Clerk's Office

(The Above Space for Recorder's Use Only)

THE GRANTOR Francisco Delgado, a single person, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Aurora Aguiniga, a single person person of 31230. Huron St Apt 2E Chicago IL, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 16-12-102-026-0000 and 16-12-102-027-0000
Property Address: 636-638 North Troy Street, Chicago, IL 60612

SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 20 day of September, 2023.

Francisco Delgado (Seal)
Francisco Delgado

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STATE OF IL)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Francisco Delgado 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 20 day of September 2023.

Felicia N Duque
Notary Public



THIS INSTRUMENT PREPARED BY
Drost, Kivlahan, McMahon & O'Connor, LLC
11 S. Dunton Avenue
Arlington Heights, IL 60005

MAIL TO:

Luis G Martinez Attorney At Law
4111 West 63rd Street
Chicago, IL 60629

SEND SUBSEQUENT TAX BILLS TO:

Aurora Aguiniga
636-638 North Troy Street
Chicago, IL 60612

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GND638072RM

For APN/Parcel ID(s): 16-12-102-026-0000 and 16-12-102-027-0000

LOTS 105 AND 106 IN E.A. CUMMING'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RAILROAD) IN COOK COUNTY, ILLINOIS.

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