

UNOFFICIAL COPY

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(10P3)

Doc#. 2334741202 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/13/2023 03:19 PM Pg: 1 of 2

WARRANTY DEED
STATUTORY (ILLINOIS)
(Individual to Individual)

Dec ID 20231201691857
ST/CO Stamp 0-794-042-416 ST Tax \$410.00 CO Tax \$205.00
City Stamp 1-837-899-824 City Tax: \$4,305.00

GIT

MAIL TO:

Alex Galvez
4349 S. Komensky Ave
Chicago, IL

NAME OF TAXPAYER:

Alex Galvez
4349 S. Komensky Ave

THE GRANTORS: JOSE A FLORES, A MARRIED MAN,

of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and no/100 DOLLARS, (\$10.00) and other good and valuable considerations in hand paid,

CONVEY and WARRANT to **ALEX GALVEZ AND SOPHIA ZERINS**, an unmarried man

- As Joint Tenants with Right of Survivorship and not as Tenants in Common
- Husband and Wife, not as Tenants in Common, not as Joint Tenants, but as Tenants by the Entirety
- A Party to a Civil Union

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 9 (EXCEPT THE NORTH 107 FEET THEREOF) IN FREDERICK H BARTLETT'S 47TH STREET SUBDIVISION OF LOT C IN CIRCUIT COURT PARTITION OF THE SOUTH 1/2 OF THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF ILLINOIS AND MICHIGAN CANAL (EXCEPT 90 FOOT STRIP ADJOINING SAID CANAL) IN SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

THIS IS NOT HOMESTEAD PROPERTY.

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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): **19-03-405-031-0000**

Address(es) of Real Estate: **4349 S KOMENSKY AVE., CHICAGO, IL 60632**

DATED THIS 20 DAY OF November, 2023.

Jose A Flores
JOSE A FLORES

STATE OF ILLINOIS, COUNTY OF COOK, SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **JOSE A FLORES, A MARRIED MAN**, 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 acknowledged that they signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 20th DAY OF November, 2023.

Nelly Lara
Notary Public

Preparer of Deed:
Ricardo E Correa
Attorney At Law
5310 S Archer
Chicago, IL 60632



REAL ESTATE TRANSFER TAX		12-Dec-2023
	COUNTY:	205.00
	ILLINOIS:	410.00
	TOTAL:	615.00
19-03-405-031-0000 20231201691857 0-794-042-416		

REAL ESTATE TRANSFER TAX		12-Dec-2023
	CHICAGO:	3,075.00
	CTA:	1,230.00
	TOTAL:	4,305.00 *
19-03-405-031-0000 20231201691857 1-837-899-824		

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