

UNOFFICIAL COPY

PTS-1025600 10/3

PREPARED BY:
Nery & Richardson LLC
4258 West 63rd Street
Chicago, Illinois 60629

Doc#: 2407320102 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/13/2024 9:57 AM Pg: 1 of 3

MAIL TAX BILL TO:

Adair Huerta
5927 S Rockwell St.
Chicago, IL 60629

Dec ID 20240301645945
ST/Co Stamp 0-729-492-016 ST Tax \$420.00 CO Tax \$210.00
City Stamp 0-996-190-768 City Tax \$4,410.00

MAIL RECORDED DEED TO:

Adair Huerta
5927 S Rockwell St.
Chicago, IL 60629

WARRANTY DEED

THE GRANTOR(S), Cosme Escobedo Amador, a single man, and not a party to a civil union, and Abel Vazquez Ortega, a single man, and not a party to a civil union, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to Adair Huerta, whose address is _____, all right, title, and interest in the following described real estate situated in Cook County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 5927 South Rockwell Street, Chicago, IL 60629
PIN(s): 19-13-404-013-0000

Subject to: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed.

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

TO HAVE AND TO HOLD said premises forever.

Dated this 29th Day of February 2024

& Cosme Escobedo Amador
Cosme Escobedo Amador

| REAL ESTATE TRANSFER TAX | | 06-Mar-2024 |
|---|---------------|-------------------|
| | CHICAGO: | 3,150.00 |
| | CITY: | 1,260.00 |
| | TOTAL: | 4,410.00 * |
| 19-13-404-013-0000 20240301645945 | | 0-996-190-768 |
| * Total does not include any applicable penalty or interest due | | |

STATE OF Illinois) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Cosme Escobedo Amador and Abel Vazquez Ortega, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

| REAL ESTATE TRANSFER TAX | | 06-Mar-2024 |
|-------------------------------------|---------------|---------------|
| | COUNTY: | 210.00 |
| | ILLINOIS: | 420.00 |
| | TOTAL: | 630.00 |
| 19-13-404-013-0000 20240301645945 | | 0-729-492-016 |

Warranty Deed - Continued

UNOFFICIAL COPY

Given under my hand and notarial seal, this 29th Day of February 20 24

Joseph F. Mery
Notary Public
My commission expires:

Abel Vazquez
Abel Vazquez Ortega

OFFICIAL SEAL
JOSEPH F. MERY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 06/19/2025

STATE OF Illinois) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Abel Vazquez Ortega, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 29th Day of February 20 24

Joseph F. Mery
Notary Public
My commission expires:

OFFICIAL SEAL
JOSEPH F. MERY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 6/19/2025

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

PIN: 19-13-404-013-0000

LOT 15 IN BLOCK 12 IN COBE AND MCKINNON'S 59TH STREET AND WESTERN AVENUE SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office