

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2422827003 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 8/15/2024 9:09 AM Pg: 1 of 3

Dec ID 20240801674374

ST/Co Stamp 1-643-499-312 ST Tax \$370.00 CO Tax \$185.00

City Stamp 1-659-031-344 City Tax \$3,885.00

THE GRANTOR(S), Adan Garcia and Fidencia Garcia, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Ana S. Mercado, Individual, (GRANTEE'S ADDRESS) 5642 South Francisco Avenue, Chicago, Illinois 60629 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE SOUTH 30 FEET OF THE NORTH 60 FEET OF LOT 2 IN BLOCK 15 IN F.H. BARTLETTS 63RD STREET SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** covenants, conditions and restrictions of record, general taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2023 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): 19-15-327-012-0000

Address(es) of Real Estate: 6214 South Kenneth Avenue, Chicago, Illinois 60629

Dated this 9<sup>th</sup> day of August, 2024

Adan Garcia

Fidencia Garcia

FIDELITY NATIONAL TITLE  
OC24000919

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Adan Garcia and Fidencia Garcia, personally known to me to be the same person(s) whose name(s) 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 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 9th day of August, 2024



[Signature] (Notary Public)

**Prepared By:** Luis C Martinez - Attorney at Law  
4111 W 63rd Street  
Chicago, Illinois 60629

**Mail To:**  
Carlos Aparicio  
5838 South Archer Avenue  
Chicago, Illinois 60638

**Name & Address of Taxpayer:**  
Ana S. Mercado  
6214 South Kenneth Avenue  
Chicago, Illinois 60629

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

13-Aug-2024



<b>COUNTY:</b>	185.00
<b>ILLINOIS:</b>	370.00
<b>TOTAL:</b>	555.00

19-15-327-012-0000

| 20240801674374 | 1-643-499-312

**REAL ESTATE TRANSFER TAX**

13-Aug-2024



<b>CHICAGO:</b>	2,775.00
<b>CTA:</b>	1,110.00
<b>TOTAL:</b>	3,885.00 *

19-15-327-012-0000 | 20240801674374 | 1-659-031-344

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

Property of Cook County Clerk's Office