

# UNOFFICIAL COPY

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RM

## WARRANTY DEED

### PREPARED BY:


The Law Office of Elena Costa, LLC  
10700 W. Higgins Rd., Suite 330  
Rosemont, IL 60018

### MAIL TAX BILLS TO:

Felix Guerrero  
9224 Menard Ave.  
Oak Lawn, IL 60453

### MAIL RECORDED DEED TO:

Robson & Lopez LLC  
180 W. Washington Ste 700  
Chicago, IL 60604



Doc# 1907706182 Fee \$42.00  
 RHSP FEE:\$9.00 RPRF FEE: \$1.00  
 EDWARD M. MOODY  
 COOK COUNTY RECORDER OF DEEDS  
 DATE: 03/18/2019 03:41 PM PG: 1 OF 3

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR, Joda Properties, Inc., an Illinois corporation, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, whose principal office address is 10136 S. 81st Ave., Palos Hills, 60465, County of Cook, and State of Illinois, for and in consideration of TEN and no/100's (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to: Felix Guerrero, a married man, of 4525 Elm Ave., Village of Brookfield, 60513, County of Cook, and State of Illinois, individually, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lot 14 in Lynwood, a Subdivision of the East 1/2 of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 5, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: General real estate taxes for the year 2018, 2nd installment, and subsequent years; covenants, conditions, and restrictions of record; private, public and utility easements, roads, and highways; building lines; party wall rights and agreements, if any.

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): 24-05-418-030-0000

Address(es) of Real Estate: 9224 Menard Ave., Oak Lawn, Illinois 60453

REAL ESTATE TRANSFER TAX		18-Mar-2019
COUNTY:	117.50	
ILLINOIS:	235.00	
TOTAL:	352.50	
24-05-418-030-0000   20190201602690   0-068-890-016		

DATED this 7 day of February, 2019  
JODA PROPERTIES, INC.

By: Jolanta Vizgirda  
Jolanta Vizgirda, President

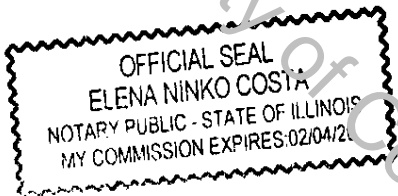
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State of ILLINOIS            )  
   )  
 County of COOK                )        SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Jolanta Vizgirda personally known to me to be the President of Joda Properties, Inc., an Illinois corporation, and personally know 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 as such President, she signed, sealed and delivered the said instrument as her free and voluntary act, and as the free and voluntary act of said corporation, 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 27<sup>th</sup> day of February, 2019.



*[Handwritten Signature]*

Notary Public

My Commission Expires: 02/04/2020

Village of Oak Lawn Real Estate Transfer Tax \$1,000 02579  
 Village of Oak Lawn Real Estate Transfer Tax \$50 04638

Village of Oak Lawn Real Estate Transfer Tax \$25 03652  
 Village of Oak Lawn Real Estate Transfer Tax \$100 02854

AFFIX TRANSFER STAMPS ABOVE

or

Exempt under provisions of Paragraph \_\_\_\_\_, Section 31-45, Property Tax Code.

Date: \_\_\_\_\_

(Buyer, Sellers or Representative)

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## *Exhibit "A"*

### LEGAL DESCRIPTION

Lot 14 in Lynwood, a Subdivision of the East 1/2 of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 5, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 9224 Menard Ave., Oak Lawn, Illinois 60453

Property index No.: 24-05-418-030-0000

Property of Cook County Clerk's Office