

16216755

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\*1915746040\*

loc# 1915746040 Fee \$88.00

HSP FEE:\$9.00 RPRF FEE: \$1.00

DWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/06/2019 03:24 PM PG: 1 OF 2

# WARRANTY DEED Statutory (Illinois)

Mail To:

# USI

This document prepared by:  
Estela R. Unzueta  
Unzueta Law Group, P.C.  
115 West Main Street  
Bensenville, IL 60106

The Grantors, **FERNANDO MORENO** and **MARGARITA MORENO**, husband and wife, and **LUIS PEGUERO**, an unmarried man, of the City of Berwyn, County of Cook, State of Illinois for and in consideration of ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, conveys and warrants to Grantee, **CARLOS VILLAREAL**, an unmarried man, of 7227 38<sup>th</sup> Place, Village of Lyons, County of Cook, State of Illinois the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**THE SOUTH HALF OF THE NORTH HALF OF LOT 7 (EXCEPT THE EAST 172.31 FEET) IN BLOCK 59 IN OLIVER L. WATSON'S OGDEN AVENUE ADDITION BERWYN, A SUBDIVISION IN SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1909 AS DOCUMENT 4343178, IN COOK COUNTY, ILLINOIS.**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Index Number: 16-31-417-091-0000  
Address of Real Estate: 3731 Wesley Avenue, Berwyn, Illinois 60402

**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

**REAL ESTATE TRANSFER TAX**

29-May-2019



COUNTY: 126.00  
ILLINOIS: 252.00  
TOTAL: 378.00

16-31-417-091-0000 | 20190501683176 | 1-486-331-808

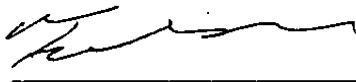
THE CITY OF BERWYN, ILL. REAL ESTATE TRANSFER TAX  
9/25/24-19 \$2520.00  
COLLECTOR'S OFFICE

COOK COUNTY RECORDER  
118 N. CLARK, ROOM 120, CHICAGO, ILLINOIS 60602


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Dated this 20<sup>th</sup> day of May, 2019.

  
\_\_\_\_\_  
Fernando Moreno

  
\_\_\_\_\_  
Margarita Moreno

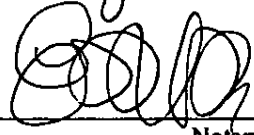
  
\_\_\_\_\_  
Luis Peguero

STATE OF ILLINOIS            )  
  ) ss  
COUNTY OF DUPAGE        )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that **FERNANDO MORENO AND MARGARITA MORENO**, personally known to me to be the same person whose name (s)he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

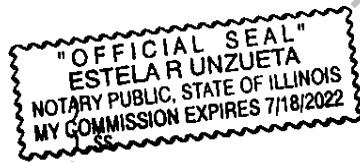
Given under my hand and official seal, this 20<sup>th</sup> day of May, 2019.

My Commission expires 7.18.22



\_\_\_\_\_  
Notary Public


STATE OF ILLINOIS  
COUNTY OF DUPAGE



I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that **LUIS PEGUERO**, personally known to me to be the same person whose name (s)he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered the said instrument as his/her 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 20<sup>th</sup> day of May, 2019.

My Commission expires 7.18.22



\_\_\_\_\_  
Notary Public

Mail Future Tax Bills to: Mr. Carlos Villarreal  
3731 Wesley Avenue  
Berwyn, Illinois 60402

