

# UNOFFICIAL COPY

**PREPARED BY:**

Law Offices of Jenny Cruz Pedroza, LLC  
4243 West 95th Street  
Oak Lawn, IL 60453

Doc#: 2006306073 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/03/2020 10:59 AM Pg: 1 of 2

**MAIL TAX BILL TO:**

Juan C. Benitez and Maria B. Sanchez  
428 North Harding Avenue  
Chicago, IL 60624

Dec ID 20200201624407  
ST/CO Stamp 1-520-281-440 ST Tax \$152.00 CO Tax \$76.00  
City Stamp 2-052-638-560 City Tax: \$1,596.00

**MAIL RECORDED DEED TO:**

Beatriz Betancourt  
2457 N Milwaukee Ave  
Chicago IL 60647

## WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Leticia Mata, a widow, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Juan C. Benitez and Maria Sanchez, of 734 N. Central Park Avenue, Chicago, Illinois 60624, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit: \* Husband and WIFE, AS TENANTS BY THE ENTIRETY \*\* Bersabett

**LOT 13 IN PHINNEY'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 13 IN HARDINGS  
SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 39  
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.**

**Permanent Index Number(s): 16-11-126-015-0000**

**Property Address: 428 North Harding Avenue, Chicago, IL 60624**

Subject, however, to the general taxes for the year of 2019 second installment and thereafter, and all Covenants, Restrictions, and Conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

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Dated this 24<sup>th</sup> day of February, 2020.

Leticia Mata  
LETICIA MATA

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 Leticia Mata, 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 24<sup>th</sup> day of February, 2020



Jenny M Cruz  
Notary Public  
My commission expires: 03/24/2022

Exempt under the provisions of \_\_\_\_\_