

# UNOFFICIAL COPY

## WARRANTY DEED

### MAIL RECORDED DOCUMENT TO:

Sarikas Law Group  
4723 W. Belmont Ave.  
Chicago, IL 60641

Doc#: 2110649002 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/16/2021 09:03 AM Pg: 1 of 1

### NAME & ADDRESS OF TAXPAYER:

Salvador Zavala  
7042 S. Artesian Ave.  
Chicago, IL 60629

Dec ID 20210401691729  
ST/CO Stamp 1-760-351-760 ST Tax \$317.00 CO Tax \$158.50  
City Stamp 0-149-739-024 City Tax: \$3,328.50

Above Space for Recorder's Use Only

THE GRANTOR(s), **Dominique R. Willis**, as an individual, of Chicago, Illinois, for and in consideration of TEN AND NO/100 DOLLARS and other good and valuable considerations in hand paid, CONVEY AND WARRANT to **Salvador Zavala, a married man**, of Chicago, Illinois, all right, title and interest in the following described Real Estate situated in the County of Cook in the State of Illinois *to wit*:

LOT 440 IN BRITIGAN'S WESTWOOD, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SAID SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 for 2020 and subsequent years, and real estate taxes not due and payable at the time of Closing.

**FIRST AMERICAN TITLE**

**FILE #** AF 100 5623

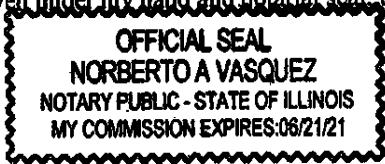
Permanent Index Number(s): 19-24-427-029-0000  
Property Address: 7042 S. Artesian Ave. , Chicago, IL 60629

Dominique Willis 4-8-2021  
Dominique Willis Date

STATE OF Illinois )  
COUNTY OF COOK ) SS.

I, the undersigned notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the persons whose names 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.

Given under my hand and notarial seal, this 8<sup>th</sup> day of April, 2021.



[Signature]  
Notary Public

### NAME AND ADDRESS OF PREPARER:

Law Office of Brendan J. Bresnahan, 100 North Waukegan Road, Suite 209, Lake Bluff, Illinois 60044

\*\*This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).