

UNOFFICIAL COPY

Doc#: 2111910052 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 04/29/2021 10:26 AM Pg: 1 of 3

Dec ID 20210301674902

ST/CO Stamp 0-805-252-624 ST Tax \$100.00 CO Tax \$50.00

City Stamp 0-514-682-384 City Tax: \$1,050.00

This instrument was prepared by:

Lynn D. Dowd, Esq.

LAW OFFICES OF LYNN D. DOWD

29 W. Benton Avenue

Naperville, Illinois 60540

Mail Recorded Deed to:

Esperanza Rivera Valenzuela, Esq.

6418 W. Ogden

Berwyn, Illinois 60402

Send Subsequent Tax Bills to:

JOSE PEREZ

LEONELVELAZQUEZ VARGAS

ALVARO ARELLANO TAPIA

IRMA YOLANDA VILLALTA

3418 W. 65th Street

Chicago, Illinois 60629

WARRANTY DEED Illinois Statutory (Individuals to Unmarried Person)

THE GRANTOR: **JULIE A. GARZA**, as Independent Administrator of the Estate of **Valerie M. Jurgaitis, deceased**, #7341 Trent Road, Downers Grove, Illinois 60516, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, Convey and Warrant to the GRANTEES: **JOSE PEREZ, LEONEL VELAZQUEZ, ALVARO ARELLANO TAPIA** and **IRMA YOLANDA VILLALTA**, individuals, 3418 West 65th Street, Chicago, Illinois 60629 all interest as TENANTS IN COMMON, in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

* * 20P7582

* Vargas

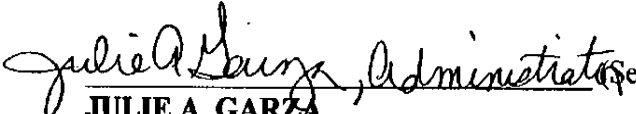
SEE ATTACHED LEGAL DESCRIPTION

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, as TENANTS IN COMMON, forever. SUBJECT TO: General Real Estate Taxes not yet due and payable, Declarations, Covenants, Rules and Regulations, Restrictions, Building lines and Easements, if any, of record.

PERMANENT REAL ESTATE INDEX NUMBER: 19-23-213-038-0000

Property Address: 3418 West 65th Street, Chicago, Illinois 60629

Dated this 24 of March, 2021:


JULIE A. GARZA (Seal)

As Independent Administrator of the
Estate of Valerie M. Jurgaitis, deceased

FIRST AMERICAN TITLE

FILE # AF1004662

UNOFFICIAL COPY

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 **JULIE A. GARZA**, as **Independent Administrator of the Estate of Valerie M. Jurgaitis, deceased**, appeared before me this day in person, and provided satisfactory evidence of her identity and signature as required under 5 ILCS 312/6-105, *et seq.*, and accordingly, acknowledged that she signed, sealed and delivered this instrument by 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 official seal, this 24 of March, 2021.

Valerie Jane Rusin
Notary Public

Commission expires 9-18-24



Property of Cook County Clerk's Office

EXHIBIT A

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LEGAL DESCRIPTION

Legal Description: THE EAST HALF OF LOT 88 AND LOT 89 (EXCEPT THE EAST 1.00 FOOT THEREOF) IN BLOCK 6 IN JOHN F. EBERHART'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 19-23-213-038-0000 (Vol. 401)

Property Address: 3418 West 65th Street, Chicago, Illinois 60629

Property of Cook County Clerk's Office