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WARRANTY DEED ILLINOIS STATUTORY

Doc# 2119404394 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/13/2021 12:12 PM Pg: 1 of 3

Dec ID 20210601664278
ST/CO Stamp 1-061-793-040 ST Tax \$307.00 CO Tax \$153.50

MAIL TO:

Esperanza Rivera-Valenzuela
6418 W. Ogden Ave.
Berwyn, Illinois 60402

Chicago

(The Above Space for Recorder's Use Only)

THE GRANTORS, Zita Paniagua and Roberto Paniagua, incorrectly previously listed as Roberta Paniagua on the conveying deed, Husband and Wife, of 8700 Kingery Highway, Willowbrook, Illinois 60527 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Erika Ruiz, A Single Woman of 2645 S 59th Ave. Cicero, IL 60804, William Ruiz, A Single Man of 2645 S 59th Ave. Cicero, IL 60804 and Domingo Martinez, A Single Man of 2523 S. 57th Ave., Cicero, Illinois 60804, not as Tenants in Common but as Joint Tenant, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION:

LOT 54 IN E.A. CUMMING' S AND COMPANY' S 25TH STREET AND CENTRAL AVENUE ADDITION, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 16-28-124-030-0000
Property Address: 5518 W. 25th Place, Cicero, Illinois 60804


Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of 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 2020 Real Estate; and general real estate taxes not due and payable at the time of Closing.

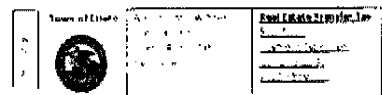
Dated this 5th day of June, 2021.



Zita Paniagua



Roberto Paniagua

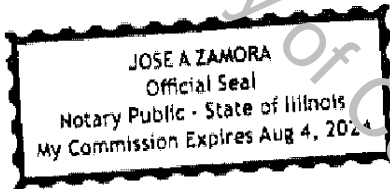


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STATE OF ILLINOIS)
) SS,
COUNTY OF *DuPage*)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Zita Paniagua and Roberto Paniagua personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as 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 5th day of June, 2021.



Jose A. Zamora

Notary Public

THIS INSTRUMENT PREPARED BY
Zamora Law Office, P.C.
18W100 W. 22nd St., Unit 124
Oakbrook Terrace, Illinois 60181

SEND SUBSEQUENT TAX BILLS TO:

Rw 24
Erika *and* William Ruiz, *Domingo Martinez*
5518 W. 25th Place
Cicero, Illinois 60804

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EXHIBIT "A"

Order No.: 21NW1701269WH

For APN/Parcel ID(s): 16-28-124-030-0000

LOT 54 IN E.A. CUMMING'S AND COMPANY'S 25TH STREET AND CENTRAL AVENUE ADDITION,
BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office