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Doc# 2133321165 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/29/2021 08:22 AM Pg: 1 of 2

4932-8127

This Instrument was prepared by:
CRYSTAL L. SIVER, ESQ.
Crystal Siver Law
1155 Willow Lane
Northbrook, Illinois 60062

Dec ID 20211001618172
ST/CO Stamp 0-587-907-728 ST Tax \$215.00 CO Tax \$107.50

After recording, please mail to:
MILA GLORIA NOVAK, PC
2300 W LAKE ST
MELROSE PARK IL 60160

Mail Subsequent Tax Bills to:
Jose Franco Sanchez
1718 North 21st Ave.
Melrose Park, IL 60160

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR, **WENDY REY SNYDER, Sole Heir at Law of Maria Rey**, of 1718 North 21st Ave., Melrose Park, IL 60160, for and in consideration of TEN DOLLARS (\$10.00) and for other good and valuable consideration in hand paid, does hereby **CONVEY and WARRANT** unto **JOSE FRANCO SANCHEZ, GRANTEE**, of 10711 Wrightwood Ave., Melrose Park, IL 60614, the following described Real Estate situated in the COUNTY of COOK, in the STATE of ILLINOIS, to-wit:

LOT 3 IN BLOCK 21 IN GOSS, JUDD AND SHERMAN'S WEST DIVISION STREET HOME ADDITION SECTION 3, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY: 1718 North 21st Ave., Melrose Park, IL 60160
PIN: 15-03-111-022-0000

VILLAGE OF MELROSE PARK
Certificate of Compliance
TRANSFER STAMP
Ordinance No. 687
1718 N 21 Ave
Address of Property
JMPV 11/16/21
Approved Date

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 yet due and payable at the time of Closing.

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

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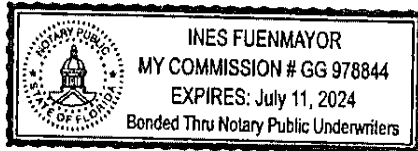
DATED this 11 day of November, 2021.


 _____ (SEAL)
 WENDY REY SNYDER, Sole Heir at Law of Maria Rey

State of FLORIDA)
) SS
 County of Miami Dade

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that WENDY REY SNYDER, Sole Heir at Law of Maria Rey, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as 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 11 day of November, 2021.





 NOTARY PUBLIC

Property of Miami Dade County Clerk's Office