

# UNOFFICIAL COPY

**PREPARED BY:**  
Nery & Richardson LLC  
4258 West 63rd Street  
Chicago, Illinois 60629

Doc#: 2206707412 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/08/2022 09:27 AM Pg: 1 of 3

**MAIL TAX BILL TO:**

Jose G. Martinez  
2637 S. Lombard Ave  
Cicero IL 60804

Dec ID 20211101654810  
ST/CO Stamp 0-286-749-072 ST Tax \$357.50 CO Tax \$178.75

**MAIL RECORDED DEED TO:**

Jose G. Martinez  
2637 S. Lombard Ave  
Cicero IL 60804

## WARRANTY DEED

102/25716

THE GRANTOR(S), Chavez Properties, LLC, a limited liability company, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to Jose G. Martinez and Nancy Martinez, not as tenants in common, but as joint tenants with rights of survivorship whose address is 3435 W. Lyndale, Chicago, IL, all right, title, and interest in the following described real estate situated in Cook County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 2637 South Lombard Avenue, Cicero, IL 60804  
PIN(s): 16-29-304-014-0000

Subject to: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed.



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

TO HAVE AND TO HOLD said premises forever.

Dated this 19<sup>th</sup> Day of November 2021

Chavez Properties, LLC.

By: Manuela Chavez  
Manuela Chavez - Manager

REAL ESTATE TRANSFER TAX		10-Feb-202	
		COUNTY:	178.7
		ILLINOIS:	357.5
		TOTAL:	536.2
16-29-304-014-0000		20211101654810   0-286-749-072	

STATE OF Illinois ) SS.  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Manuela Chavez, 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.

Town of Cicero  
Notary Public for Cook County  
Ave  
Date: 02/07/2022  
By: mgarcu

Real Estate Transfer Tax  
\$3,575.00  
Payment Type: Cash  
2021-60YV58WP

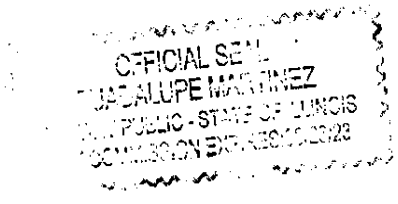
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Warranty Deed - *Continued*

Given under my hand and notarial seal, this 19<sup>th</sup> Day of November 20 21

[Signature]  
Notary Public

My commission expires: 11/19/22



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

LOT 12, IN JOSEPH KRIZ'S RESUBDIVISION OF LOTS 26 TO 46, BOTH INCLUSIVE, IN STORRS AND DRISCOLL'S SUBDIVISION OF THE NORTH 5 ACRES OF THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 39, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-29-304-014-0000

2637 S. Lombard Avenue  
Cicero, IL, 60304

Property of Cook County Clerk's Office