

# UNOFFICIAL COPY

**Warranty DEED**  
**ILLINOIS STATUTORY**  
HUSBAND AND WIFE, TENANTS  
BY THE ENTIRETY

Doc#: 2207006027 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/11/2022 07:32 AM Pg: 1 of 3

Dec ID 20211101636206  
ST/CO Stamp 0-971-761-040 ST Tax \$80.00 CO Tax \$40.00  
City Stamp 0-245-765-520 City Tax: \$911.55

**FIRST AMERICAN TITLE**  
**FILE #** 3096147

THE GRANTOR(S), MIGUEL GUZMAN (a married man) and MARIA EMMA GUZMAN (a married woman), of the City of CHICAGO, County of COOK, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to ELVIA GUZMAN and MIGUEL GUZMAN GAMEZ as husband and wife, tenants by the entirety (GRANTEE'S ADDRESS) 2408 S TRUMBULL AVE, CHICAGO, IL 60623 of the County of COOK, all interest in the following described Real Estate situated in the COOK in the State of Illinois, to wit:

***SUBJECT TO:***

Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Party wall rights and agreements, Existing leases and tenancies, Special taxes or assessment for improvements not yet completed, Any confirmed special tax or assessment, Installments not due at the date hereof of any special tax or assessment for improvements heretofore completed, General taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2020 AND SUBSEQUENT YEARS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. THIS IS NOT HOMESTEAD PROPERTY FOR GRANTORS.

Permanent Real Estate Index Number(s): 16-26-218-024-0000  
Address(es) of Real Estate: 2408 S TRUMBULL AVENUE, CHICAGO, IL 60623

Dated this 15<sup>th</sup> day of November, 2021

**UNOFFICIAL COPY**

*Miguel Guzman*

MIGUEL GUZMAN

*Maria Emma Guzman*

MARIA EMMA GUZMAN

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MIGUEL GUZMAN and MARIA EMMA GUZMAN, personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15 day of November, 2021



*Norberto Vasquez* (Notary Public)

Prepared By:

**LAW OFFICES OF ESPERANZA RIVERA-VALENZUELA, LLC**  
**6418 W OGDEN AVE**  
**BERWYN, IL 60402**

Mail To:

**ELVIA GUZMAN & MIGUEL GUZMAN GAMEZ**  
2408 S TRUMBULL AVENUE  
CHICAGO, IL 60623

Name & Address of Taxpayer:

ELVIA GUZMAN, MIGUEL GUZMAN GAMEZ  
2408 S TRUMBULL AVENUE  
CHICAGO, IL 60623

EXHIBIT A

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## LEGAL DESCRIPTION

Legal Description: LOT 3 IN FRANK G. HAJICEK'S SUBDIVISION OF LOT 42 IN JOY AND FRISBEE'S SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 16-26-218-024-0000 (Vol. 575)

Property Address: 2408 S Trumbull Ave, Chicago, Illinois 60623

Property of Cook County Clerk's Office