UNOFFICIAL CO

WARRANTY DEED

ILLINOIS STATUTORY Individual to Joint Tenancy

Doc#. 2211747055 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 04/27/2022 12:39 PM Pg: 1 of 4

Dec ID 20220401690579

ST/CO Stamp 1-991-255-952 ST Tax \$380.00 CO Tax \$190.00

GRANTOR(S): ALEXANORA TORRES, an unmarried woman, of the Village of Elmwood Park, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to ALEXANDER V. ESPINOZA and MICHELLE E. YANEZ. husband and wife, of 2301 N. 73rd Court, Elmyood Park, Illinois 60707, not in Tenancy in Common, but in JOINT TENANCY, all interest in the following described Real Estate situated in County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PIN:

12-25-320-040-0000

ADDRESS:

2501 N. EAST BROOK ROAD, ELMWOOD PARK, ILLINOIS 60707

- SUBJECT TO: (1) General real estate taxes not due and payable at the time of closing.
 - (2) Covenants, conditions, and restrictions of record.
 - (3) Building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Hereby, releasing and waiving all rights under and by virtue of the Homestead Exemption Law s of the State of Illinois, and TO HAVE AND TO HOLD said premises not in Tenancy in Common, but in JOINT TENANCY, forever.

DATED this 25th day of April, 2022.

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public, in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that ALEXANDRA TORRES, an unmarried woman, 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.

OFFICIAL SEAL"
AGNES POGOFIZATION
NOTARY PUBLIC, STATE OF JUMOIS
MY COMMISSION EXPIRES 8/2 1/2024

Given under my hand and official seal as Notary Public this 25th day of April, 2022.

NÓTAKY PUBLIC

Of Collustry Ch

Name and Address of Preparer: Agnes Pogorzelski, Esq. Agnes Pogorzelski & Associates, P.C. 7443 W. Irving Park Road, Suite 1W Chicago, Illinois 60634

MAIL TO:

HRY V. BAINDZA + Michelle Yanez

8mused pr 12 60707

SEND SUBSEQUENT TAX BILLS TO:

Alex v. Bornza + Michelle & Yone? 2501 n. Castbork 2d Elman word OK 16 60007

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190.00 380.00 570.00

TOTAL: COUNTY: ILLINOIS:





Property of Cook County Clark's Office 1-991-255-952 20220401690579

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LEGAL DESCRIPTION:

LOT 80 (EXCEPT THE NORTH 69 FEET THEREOF AND EXCEPT THE EAST 125 FEET THEREOF) IN MONT CLARE HOME ADDITION, SAID ADDITION BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF THE RIGHT OF WAY OF CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY COMPANY, IN COOK COUNTY, ILLINOIS

PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

OKRD, TODORTO OF COOK COUNTY CLERK'S OFFICE 12-25-320-040-0000 2501 N. EAST BROOK RD, ELMWOOD PARK, IL 60707

Legal Description APA-22033-F/27