

UNOFFICIAL COPY

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WARRANTY DEED

Doc#. 2212601145 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/06/2022 08:55 AM Pg: 1 of 2

Dec ID 20220401683853
ST/CO Stamp 0-291-026-832 ST Tax \$225.00 CO Tax \$112.50

THE GRANTOR, BRIAN MCDERMOTT, a married man, residing at 938 Gunderson, Oak Park, IL 60304, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid, receipt whereof is hereby acknowledged, does hereby convey and warrant unto Grantees, JACQUELINE GUZMAN, a single woman, residing at 2727 S. Highland, Berwyn, IL 60402, and ISRAEL GOMEZ, a single man, residing at 1314 S. Home, Berwyn, IL 60402, not as tenants in common, not as tenants by the entirety, but as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

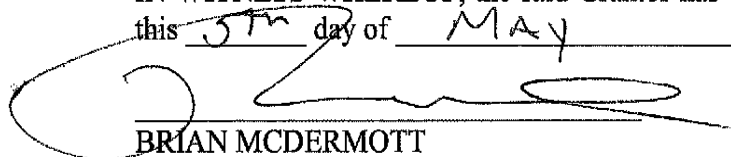
** not a homestead property*

LOT 32 IN BLOCK 7 IN THE SUBDIVISION OF BLOCKS 7 AND 8 IN GREELEY'S ADDITION TO BERWYN IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions, and restrictions of record, provided the foregoing do not/are not violated by the existing improvements or the present use of the Property; and general real estate taxes for 2021 and subsequent years.

Permanent Real Estate Index Number: 16-29-318-009-0000
Address of Real Estate: 2821 Highland Avenue, Berwyn, IL 60402

IN WITNESS WHEREOF, the said Grantor has caused his name to be signed to these presents this 5th day of MAY, 2022.


BRIAN MCDERMOTT

THE CITY OF  REAL ESTATE
BERWYN, IL TRANSFER TAX
ap 4-29-22 \$2250.00
COLLECTION DEPARTMENT

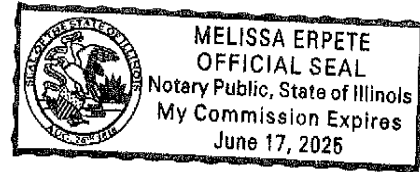
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Melissa Erpete, a notary public in and for said County, in the State aforesaid, DO CERTIFY THAT BRIAN MCDERMOTT 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the waiver of homestead.

Given under my hand and official seal this 5th day of May, 2022.

Commission expires: JUNE 17, 2025 Melissa Erpete
Notary Public



This instrument was prepared by:

Naheed A. Amdani, Esq.
Law Offices of Naheed A. Amdani, P.C.
4909 Oakton Street
Skokie, Illinois 60077

MAIL TO:
James Jimenez, Esq.
6514 W. Cermak Rd.
Berwyn, IL 60402

SEND SUBSEQUENT TAX BILLS TO:
Jacqueline Guzman and Israel Gomez
2821 Highland Avenue
Berwyn, IL 60402