

UNOFFICIAL COPY

WARRANTY DEED

The Grantor(s), IZW HOLDINGS LLC of the city of Sandwich, County of Lasalle, State of Illinois, for the consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to:

Doc#: 2221742052 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/05/2022 10:33 AM Pg: 1 of 3

Dec ID 20220801601043
ST/CO Stamp 0-872-858-192 ST Tax \$355.00 CO Tax \$177.50
City Stamp 1-076-609-616 City Tax: \$3,916.33

MARTIN SANTOYO and JESSICA SANTOYO,
* Husband and wife, as tenants
by the entirety.

(ABOVE SPACE FOR RECORDER'S USE ONLY)

all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Lot 8 in Hogenson's Second Addition, being a Subdivision of the North 1/2 of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 (except the East 175 feet thereof) and all of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 lying East of the West 1290.2 feet thereof of Section 4, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

* Subject to the following, if any: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyers; all special governmental taxes or assessments confirmed and unconfirmed; 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.

Permanent Real Estate Index Number(s): 16-04-305-008-000
Address of Real Estate: 1135 N. Lorel Ave., Chicago, IL 60651

Dated this 26th day of July, 2022.

By: Zbigniew Warpecha
Zbigniew Warpecha, Co-Manager
of IZW Holdings LLC

By: Ilona Warpecha
Ilona Warpecha, Co-Manager
of IZW Holdings LLC

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Zbigniew Warpecha and Ilona Warpecha, 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/she signed, sealed and delivered the said instrument as his/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 26 day of July, 2022.

[Signature]
(Notary Public)



This instrument was prepared by: Daniel J. Hronek Hronek Law Group, LLC 30 South Wacker Dr., Suite 2200 Chicago, IL 60606	Send subsequent tax bills to: Martin and Jessica Santoyo 1135 N. Lorel Ave. Chicago, IL 60651	Recorder-mail recorded document to: Denise I. Martinez, Esq. Vira Law, LLC 4106 W. North Ave. Chicago, IL 60639
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Property of Cook County Clerk's Office

CHICAGO:	2,662.50
CTA:	1,065.00
TOTAL:	3,727.50 *

16-04-305-008-0000 | 20220801601043 | 1-076-609-616

Total does not include any applicable penalty or interest due.



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COUNTY:	177.50
ILLINOIS:	355.00
TOTAL:	532.50

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