

# UNOFFICIAL COPY

FIDELITY NATIONAL TITLE

0022017553

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2223407116 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/22/2022 09:58 AM Pg: 1 of 3

Dec ID 20220801606644  
ST/CO Stamp 0-478-990-928 ST Tax \$257.00 CO Tax \$128.50

### THE GRANTOR

D and C Anchor Home Solutions LLC  
4602 Strong Rd  
Crystal Lake, IL 60014

FIDELITY NATIONAL TITLE  
OC22017553

(The Above Space for Recorder's Use Only)

THE GRANTOR D and C Anchor Home Solutions LLC, an Illinois Limited Liability Company licensed to conduct business in Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Kelly Valeria Perez and David Adolfo Ocana, <sup>ALDAZ</sup> ALDAZ IL 60449 in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: As tenants by the entirety

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 24-10-410-044-0000

Property Address: 10159 S Kildare Ave, Oak Lawn, IL 60453

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Village of Oak Lawn Real Estate Transfer Tax \$1000 04856

Village of Oak Lawn Real Estate Transfer Tax \$50 06869

Village of Oak Lawn Real Estate Transfer Tax \$10 03177

Dated this 3<sup>rd</sup> day of Aug, 2022.

[Signature]

Maria Estrada as managing member of D and C Anchor Home Solutions LLC

Village of Oak Lawn Real Estate Transfer Tax \$200 05570

Village of Oak Lawn Real Estate Transfer Tax \$25 05498

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STATE OF ILLINOIS )  
 ) SS,  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Christina Ruiz, Maria Estrada 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 it signed, sealed and delivered in the instrument as its 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 notarial seal, this 3<sup>rd</sup> day of Aug, 2022.

C. Ruiz  
Notary Public



THIS INSTRUMENT PREPARED BY

Karmen Salceda  
DIAZCASE LAW  
7100 16th Street  
Berwyn, IL 60402

MAIL TO:

Albert E. Xiques, P.C  
5045 N Harlem Avenue  
Chicago, Illinois 60656

SEND SUBSEQUENT TAX BILLS TO:

Kelly Valeria Perez  
10159 S Kildare Ave  
Oak Lawn, IL 60453

REAL ESTATE TRANSFER TAX		07/19/2022
	COUNTY:	128.50
	ILLINOIS:	257.00
	TOTAL:	385.50
24-10-410-044-0000	20220801606644	0-478-890-928

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## EXHIBIT A LEGAL DESCRIPTION

LOTS 21 AND 22 (EXCEPT THE NORTH 10 FEET THEREOF) IN BLOCK 5 IN RIDGELAWN HIGHLANDS FIRST ADDITION, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 AND THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office