

UNOFFICIAL COPY

Doc#: 2225012404 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/07/2022 12:58 PM Pg: 1 of 2



Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

GIT

Dec ID 20220901628867
ST/CO Stamp 1-552-079-440 ST Tax \$200.00 CO Tax \$100.00

410724035 01/12

THE GRANTOR(S), Praseuth Aroonvong and Gwyneth L. Velasco, husband and wife, of the Village of Harwood Heights, 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 Luis A. Frausto, *A MARRIED PERSON* (GRANTEE'S ADDRESS) 4338 West Fullerton Ave of the County of COOK, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

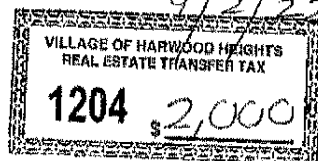
LOT 217 IN VOLK BROTHERS 1ST ADDITION TO MONTROSE AND OAK PARK AVENUE SUBDIVISION IN THE SOUTH 1/2 OF SECTION 18, TOWNSHIP 40 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE AS PER PLAT THEREOF RECORDED SEPTEMBER 9, 1925 AS DOCUMENT NO. 90228488, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes not due and payable at the time of closing, general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2021, installments not due at the date hereof of any special tax or assessment for improvements heretofore below, covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, 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 Laws of the State of Illinois,

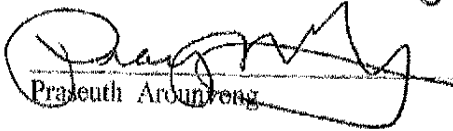
Permanent Real Estate Index Number(s): 13-18-306-029-0000


Address(es) of Real Estate: 4330 N. Newcastle Ave., Harwood Heights, Illinois 60706



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Dated this 23 day of August, 2022


Praseuth Arounong

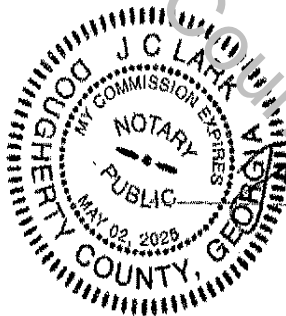

Gwyneth L. Velasco

STATE OF Georgia, COUNTY OF Douglas ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Praseuth Arounong and Gwyneth L. Velasco,



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 23rd day of August, 2022



 (Notary Public)

Prepared By: Victoria I. Perez, P.C.
Attorney at Law
4126 N. Lincoln Ave., Suite 1
Chicago, Illinois 60618

REAL ESTATE TRANSFER TAX		06-Sep-2022
	COUNTY:	100.00
	ILLINOIS:	200.00
	TOTAL:	300.00
13-18-306-029-0000		20220901628867 1-552-079-440

~~Mail To:~~
A. Ade Adokoya
915 175th St., Suite 1NW
Homewood, Illinois 60430

Mail to: Luis A Frausto
4330 N. Newcastle Ave
Harwood Heights, Illinois 60706

Name & Address of Taxpayer:
Luis A. Frausto
4330 N. Newcastle Ave.
Harwood Heights, Illinois 60706