

# UNOFFICIAL COPY

## WARRANTY DEED Statutory (ILLINOIS)

Doc#: 2228008110 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/07/2022 11:35 AM Pg: 1 of 2

Dec ID 20220901628252  
ST/CO Stamp 0-379-129-424 ST Tax \$144.50 CO Tax \$72.25

THIS INDENTURE made this 7<sup>th</sup> day of Sept., 2022, between **Eduardo Villar and Elizabeth Villar**, of the City of Schererville, County of Lake, and State of Indiana, parties of the first part, and **Juan A. Hernandez Flores** of the City of Chicago, County of Cook and State of Illinois, and **Claudia Montes De Oca Urbina**, of the City of Chicago, County of Cook and State of Illinois, parties of the second part, WITNESSETH:

FOR RECORDER'S USE ONLY

That the party of the first part, **Eduardo Villar and Elizabeth Villar**, a married couple, for and in consideration of the sum of **Ten Dollars (\$10.00)**, in hand paid, hereby grants, bargains, sells, and conveys to the party of the second part, **Juan A. Hernandez Flores**, a single man, and **Claudia Montes De Oca Urbina**, a single woman, as not as tenants in common, but as joint tenants with the right of survivorship.

the following described Real Estate, to wit:

LOT 9 IN BLOCK 8 IN SOUTHDALE SUBDIVISION UNIT NO. 1, BEING A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF SAUK TRAIL ROAD, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 17025805, IN COOK COUNTY, ILLINOIS

situated in the County of Cook, in the State of Illinois. This is non-homestead property as to the grantor. Subject only to: covenants, conditions, and restrictions of record, building lines and easements, if any; general real estate taxes not due and payable at the time of closing and limited to the period of time that the Grantor has held title to the property.

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever.

Permanent Real Estate Index Number: 32-25-207-027-0000  
Address of Real Estate: 2057 218th Street, Sauk Village, Illinois 60411

IN WITNESS WHEREOF, the party of the first part has hereunto set their hands and seals the day and year first above written.

Dated this 7<sup>th</sup> day of Sept., 2022

Elizabeth Villar (SEAL)  
Elizabeth Villar

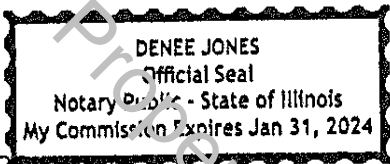
Eduardo Villar (SEAL)  
Eduardo Villar

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 )  
 ) SS.  
COUNTY OF WILL )

I, Danee Jones, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Eduardo Villar, a married man, personally known to me to be the same people whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.

GIVEN under my hand and official seal this 7<sup>th</sup> day of Sept., 2022

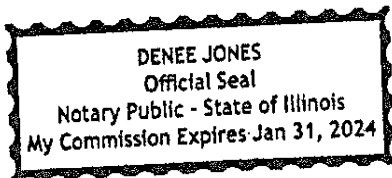


[Signature]  
Notary Public

STATE OF ILLINOIS )  
 )  
 ) SS.  
COUNTY OF WILL )

I, Danee Jones, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Elizabeth Villar, a married woman, personally known to me to be the same people whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.

GIVEN under my hand and official seal this 7<sup>th</sup> day of Sept., 2022



[Signature]  
Notary Public

Future taxes to:

Juan A Hernandez  
2057 218th Place Street  
Sauk Village, Illinois 60411

Return to:

Juan A Hernandez  
2057 218th Street  
Sauk Village IL 60411.

Prepared by:

Denee Jones, Attorney  
167 N. Ottawa Street, Suite 201  
Joliet, Illinois 60432

REAL ESTATE TRANSFER TAX		29-SEP-2022
COUNTY:	72.25	
ILLINOIS:	144.50	
TOTAL:	216.75	



32-25-207-027-0000 | 2022091228752 | 0-379-129-424

22150327 1/2  
Old Republic Title  
9801 Southwest Highway  
Oak Lawn, IL 60453