

UNOFFICIAL COPY

Doc#: 2228628179 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/13/2022 01:51 PM Pg: 1 of 3

WARRANTY DEED
Illinois Statutory

H85400
Mail to: Luzmaria Nunez
2830 S. Lawndale
Chicago IL 60623

Dec ID 20220901654480
ST/CO Stamp 1-093-303-888 ST Tax \$319.00 CO Tax \$159.50
City Stamp 2-042-871-376 City Tax: \$3,349.50

Name & Address of Taxpayer:
Luzmaria Nunez
2830 S. Lawndale
Chicago IL 60623

RECORDER'S STAMP

The GRANTOR(S): PHILIP ESPARZA, a married man, of, 3324 S. Home, Berwyn, Illinois 60402, and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to, GRANTEE(S), LUZMARIA NUNEZ AND GUADALUPE NUNEZ, as, not as tenants in common of 28435 Troy, Chicago, IL, following described land in the County of Cook, State of Illinois, to wit:
* Single Person * Single Person

LEGAL DESCRIPTION ATTACHED

Subject to: General real estate taxes not due and payable at the time of Closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

This is not homestead property for the seller's spouse.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, forever.

Permanent Index Number(s): 16-26-321-033-0000 (Lot 13) and 16-26-321-034-0000 (Lot 14)

Property Address: 2830 S. LAWNDALE AVENUE, CHICAGO, ILLINOIS 60623

not as joint tenants with rights of survivorship

UNOFFICIAL COPY

Dated: This 29th day of September, 2022.

Philip Esparza

PHILIP ESPARZA

STATE OF ILLINOIS }
COUNTY OF COOK }

I, the undersigned a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT, **PHILIP ESPARZA**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 notarial seal, this 29th day of September, 2022.

WITNESS my hand and official seal.

Signature *Soula Stratton*
Notary Public

My Commission Expires: 1/28/26



UNOFFICIAL COPY

LOT 13 AND THE NORTH 1/2 OF LOT 14 IN BLOCK 3 IN G.W. CASS' SUBDIVISION OF BLOCKS 17 AND 18 OF THE STEEL HEIR'S SUBDIVISION OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. 16-26-321-033-0000 (LOT 13)

P.I.N. 16-26-321-034-0000 (LOT 14)

C/K/A 2830 S LAWDALE AVENUE, CHICAGO, IL 60623

Property of Cook County Clerk's Office