

UNOFFICIAL COPY

Doc#: 2230125045 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/28/2022 10:35 AM Pg: 1 of 4

WARRANTY DEED

(Joint Tenancy)

Grantee's Address:
MAIL TAX BILL TO:

Clarissa Bueno and Angel Bueno
5641 167th Street
Tinley Park, Illinois 60477

Dec ID 20221001672905
ST/CO Stamp 1-750-348-112 ST Tax \$291.00 CO Tax \$145.50

MAIL RECORDED DEED TO:

Mila Gloria Novak, P.C.
2300 W. Lake Street
Melrose Park, IL 60160

THE GRANTOR, RAMON BRAVO, a married man, of 5641 167th Street, Tinley Park, Illinois 60477, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to CLARISSA BUENO, a(n) Married person, AND ANGEL BUENO, a(n) Unmarried person, of 2921 Ernst Street, Franklin Park, Illinois 60131, not as Tenants in Common, but as **JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

Permanent Index Number: 28-29-211-008-0000
Property Address: 5641 167th Street, Tinley Park, Illinois 60477

Subject, however, to the general real estate taxes not due and payable at the time of Closing, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois. To have and to hold said premises not as tenants in common, but in joint tenancy forever.

FIDELITY NATIONAL TITLE

0122025416

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DATED this 20 day of October, 22

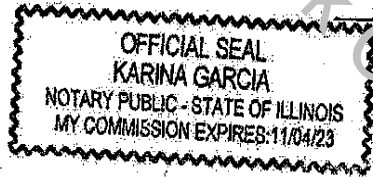
Ramon Bravo
RAMON BRAVO

Maria Bravo
MARIA BRAVO,
TO WAIVE HOMESTEAD RIGHTS

STATE OF ILLINOIS)
) SS
COUNTY OF Will)

I, the undersigned, Notary Public in and for said County, in the State aforesaid, do hereby certify that **RAMON BRAVO AND MARIA BRAVO**, personally known to me to be the same persons whose names 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 notarial seal this 20 day of October, 22.



K
Notary Public

PREPARED BY:
Berardi and Associates, LLC
Attorney Mark M. Berardi
14919 Founders Crossing
Homer Glen, Illinois 60491

REAL ESTATE TRANSFER TAX		21-Oct-2022
	COUNTY:	145.50
	ILLINOIS:	291.00
	TOTAL:	436.50
28-29-211-008-0000	20221001672905	1-750-348-112

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Exhibit "A" – Legal Description

THAT PART OF LOT 3 LYING NORTH OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD (EXCEPT THE EAST 105 FEET THEREOF AND EXCEPT THE NORTH 50 FEET FALLING IN 167TH STREET) IN ASSESSORS DIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PLAT ACT AFFIDAVIT

STATE OF IL
COUNTY OF Will

Essew No.: OC22025416L

Ramon Bravo, being duly sworn and oath states that he resides at 6641 167Th St, Tinley Park, IL 60477.
That the attached deed is not in violation of 766 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantor owns no adjoining property to the premises described in said deed; - OR -
- 2. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land improvable with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two (2) parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

[Signature]
Ramon Bravo



STATE OF IL
COUNTY OF Will

Subscribed and sworn to before me this 24 of October 22

[Signature]
Notary Public