

UNOFFICIAL COPY

Doc#: 2300340165 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/03/2023 01:42 PM Pg: 1 of 3

WARRANTY DEED

Dec ID 20221201619858
ST/CO Stamp 0-692-141-392 ST Tax \$288.00 CO Tax \$144.00

THE GRANTOR, DENNIS X.
KNAPEREK, as Trustee of the
Revocable Living Trust of Gloria C.
Knaperek, dated December 3, 2002,
the address is 8301 W. 131st Street,
Palos Park, IL 60464, which is not
his homestead, for and in
consideration of TEN and No/100
(\$10.00) DOLLARS, and other good
and valuable consideration in hand
paid, receipt of which is
acknowledged, CONVEY AND
WARRANT to GRANTEE,
MARTIN GUERRERO X Jr. the
following described Real Estate
situated in the County of Cook, and
State of Illinois, to wit:

* and ALICIA GUERRERO, husband + WIFE
AS TENANTS by the ENTIRETY, OF
11300 LAWLER, ALSIP IL LEGAL DESCRIPTION:

THE SOUTH 175.60 FEET OF THE NORTH 208.60 FEET (EXCEPT THE EAST 66 FEET
THEREOF) OF EAST 10 ACRES OF THE WEST 28 ACRES OF THE NORTH WEST ¼ OF
THE SOUTH EAST ¼ OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUTNY, ILLINOIS.

Pin Number: 23-³⁵400-009-0000

Address: 8301 W. 131st Street, Palos Park, IL 60464

Hereby waiving all rights under and by virtue of the Homestead Exemption Laws of the
State of Illinois, 735 ILCS 5/12-99 et seq.; Subject to: Covenants, conditions and

FIDELITY NATIONAL TITLE 0022025492

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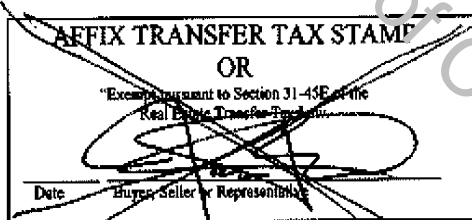
restrictions of record; public and utility easements; general real estate taxes not yet due and payable.

Dated this 18th day of December, 2022.

Dennis Knaperek
Dennis Knaperek, as the Successor Trustee
of Gloria C. Knaperek Trust dated
December 3, 2002.

Prepared by:
John Mahoney, Esq.
John Francis Mahoney Law, Ltd.
7330 West College Drive, Suite 107
Palos Heights, Illinois 60463

After recording mail to and
send subsequent tax bills to:
Martin Guerrero Jr.
8301 W. 131st Street
Palos Park, IL 60464



This transaction does not represent a division of an existing parcel of land; or

This transaction is described under 765 ILCS 205/1(b), of the Illinois Plat Act.

Date _____ Seller or Representative _____

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County and State the aforesaid, DO HEREBY CERTIFY THAT DENNIS KNAPERERK who is personally known to me to be the same person whose name is substituted to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 18th day of December, 2022.

Mirella E. Mahoney
Notary Public



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REAL ESTATE TRANSFER TAX

22-Dec-2022



COUNTY:	144.00
ILLINOIS:	288.00
TOTAL:	432.00

23-35-400-009-0000

| 20221201619858 | 0-692-141-392

Property of Cook County Clerk's Office