

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2300641257 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/06/2023 03:06 PM Pg: 1 of 2

Dec ID 20230101624834  
ST/CO Stamp 1-018-807-120 ST Tax \$292.50 CO Tax \$146.25  
City Stamp 1-555-678-032 City Tax: \$3,071.25

41072228


THE GRANTOR(S), Daniel Sanchez, married to Silvia Venegas, of the City of Chicago, 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 Alondra Ramirez \*L.  
(GRANTEE'S ADDRESS) 5115 W. Grace St, Chicago, IL 60641  
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:

THE SOUTH 1/2 OF LOT 15 AND THE NORTH 1/2 OF LOT 16 IN BLOCK 1 IN SAWIAK AND COMPANY'S FIRST ADDITION TO ADDISON HEIGHTS, A SUBDIVISION OF PART OF LOT 2 IN THE ASSESSOR'S DIVISION OF THE EAST 1/2 OF FRACTIONAL SECTION 24, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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): 12-24-220-039-0000<sup>1</sup>  
Address(es) of Real Estate: 3724 N. Oketo Ave., Chicago, Illinois 60634

REAL ESTATE TRANSFER TAX		04-Jan-2023
	CHICAGO:	2,493.75
	CTA:	877.50
	TOTAL:	3,071.25 <sup>1</sup>
12-24-220-039-0000   20230101624834   1-555-678-032		

<sup>1</sup> Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		04-Jan-2023
	COUNTY:	146.25
	ILLINOIS:	292.50
	TOTAL:	438.75
12-24-220-039-0000   20230101624834   1-018-807-120		

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

Daniel Sanchez  
Daniel Sanchez

Silvia Venegas  
Silvia Venegas-signing solely for the purpose  
of waiving her homestead rights.

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Daniel Sanchez and Silvia Venegas,

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 7<sup>th</sup> day of November, 2022



[Signature] (Notary Public)

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

**Mail To:**  
Thayer C. Torgerson  
2400 N. Western Ave.  
Chicago, Illinois 60647

**Name & Address of Taxpayer:**  
Alondra Ramirez  
3724 N. Oketo Ave.  
Chicago, Illinois 60634