

UNOFFICIAL COPY

Doc# 2300633000 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/06/2023 09:04 AM Pg: 1 of 4

This instrument prepared by:

Anthony R. Pontillo, Jr., Esq.
Pontillo Law Group, LLC.
5342 East Avenue
Countryside, Illinois 60525

Dec ID 20221201615179
ST/CO Stamp 0-465-911-120 ST Tax \$260.00 CO Tax \$130.00
City Stamp 0-077-151-568 City Tax: \$2,730.00

After recording return to:

Anthony N. Panzica, Esq.
2510 W. Irving Park Rd.
Chicago, Illinois 60618

Mail subsequent tax bills to:

5035 S. Washtenav Ave.
Chicago, Illinois 60632
Attn: Hector Torres Duarte

WARRANTY DEED

THE GRANTOR, **BLANCA L. CASILLAS**, married to **Alan M. Perez**, for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid, convey and warrant to THE GRANTEE, **HECTOR TORRES DUARTE** a(n) married man, of 5358 S. Fairfield Ave., Chicago, Illinois 60632, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: covenants, conditions and restrictions of record; public utility easements; acts done or suffered through Grantees; and general real estate taxes not due and payable at the time of closing and building lines and easements, if any, provided they do not interfere with buyer's use and enjoyment of the property.

THIS IS NOT HOMESTEAD PROPERTY.

This Deed may be executed in one or more counterparts, each of which shall be deemed an original hereof and all of which together shall be deemed to be one and the same instrument.

(SIGNATURES AND NOTARIES APPEAR ON THE FOLLOWING PAGE)

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IN WITNESS WHEREOF, this Warranty Deed has been executed by the Grantor on and as of the date first above written.

GRANTOR:

Blanca L. Casillas
BLANCA L. CASILLAS

I, **ALAN M. PEREZ**, married to **BLANCA L. CASILLAS**, sign this deed for the sole purpose of waiving or releasing any applicable homestead interest.

Alan M. Perez
ALAN M. PEREZ

STATE OF ILLINOIS)
) SS:
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **BLANCA L. CASILLAS**, personally known to me, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act for the purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Given under my hand and official seal, this 9 day of DECEMBER, 2022.



Anthony R. Pontillo Jr.
Notary Public

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EXHIBIT A

Legal Description

LOT 12 IN BLOCK 2 IN W. D. KERFOOT AND COMPANY'S 51ST STREET ADDITION, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 (EXCEPT THE NORTH 133 FEET THEREOF) OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ADDRESS: 5035 S. WASHTENAW AVE
CHICAGO, ILLINOIS 60632

PINS: 15-12-219-012-0000

Property of Cook County Clerk's Office