### UNOFFICIAL CO

Doc#. 2302646022 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 01/26/2023 11:50 AM Pg: 1 of 3

Dec ID 20230101637849 ST/CO Stamp 1-886-829-392

#### WARRANTY DEED

MAIL TO: Hugo Alvarez 17739 Bernadine St. Lansing, IL 60438 GRANTEE ADDRESSA MAIL TAX BILLS TO: Hugo Alvarez 17739 Bernadine St. Lansing, IL 60438

Lakeshore Tide 2201269

THE GRANTOR, Hugo Alvarez, married to Alejandra Alvarez, for and in consideration of TEN AND NO/100---(\$10.00) --- DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto Hugo Alvarez and Alejandra Alvarez, husband and wife, not as tenants-in-common, not as joint tenants, but as tenants by the entirety, the Real Estate described to wit:

LOT 41 AND THE SOUTH TEN (10) FEE COF LOT 42 IN VIRGINIA PARK, BEING A SUBDIVISION OF THE SOUTH 11.472 ACP AS OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29 AND OF THAT PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 32 LYING NORTH OF THE SOUTH 34.4008 ACRES THEREOF. ALL IN TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, -lart's Offic ILLINOIS.

NOTE FOR INFORMATION:

CKA: 17739 BERNADINE ST., LANSING, IL 60438

PIN: 30-29-324-052-0000

lvarez

DATED this 2044 day of January 2023.

(SEAL)

# **UNOFFICIAL COPY**

State of Illinois	)
	) ss
County of Cook	)

I the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Hugo Alvarez and Alejandra Alvarez**, personally known to me to be the same persons 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 band and official seal, this \_20th day of January 2023.

My Commission expires 10/

Notary Public

HYUN BREDESON
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 3, 2023

EXEMPT UNDER THE PROVISIONS OF SEC. 31-45 \_(c)\_\_ OF THE ILLINOIS PROPERTY TAX CODE (35 ILCS 200/31-45)

SELLER, BUYER OR AGENT

This document prepared by: John Conlon, Esq. 3501 Algonquin Rd. Suite 120, Rolling Meadows, IL 6003

2302646022 Page: 3 of 3

## **UNOFFICIAL COPY**

### STATEMENT BY GRANTOR AND GRANTEE

The granter or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 01/20/2023 , 2023 Signature:	
Grantor or Agent	
Subscribed and swore to before	
Me by the said Grantic	
this 20 day of January , 2023.  HYUN BREDESON Official Seal Notary Public - State of Illinois My Commission Expires Oct 3, 2023	
NOTARY PUBLIC July 100	•
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed of assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.	n is
Date 01/20/2023 , 2023 Signature: Clerandra alvones	
Grantee or Agent	
Subscribed and sworn to before  Me by the said <u>Grantee</u>	
HYU I BRI DESON	
this 20th day of January, 2023.  Notary Public - State of Illinois	
NOTARY PUBLIC Oct 3, 2023	

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)