

UNOFFICIAL COPY

Doc#: 2309629014 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/06/2023 09:38 AM Pg: 1 of 2

Dec ID 20230301681552
ST/CO Stamp 1-033-287-888 ST Tax \$435.00 CO Tax \$217.50

410744676 1/2
WARRANTY DEED
ILLINOIS STATUTORY

GIT



THE GRANTORS, **Paul A. Edwards and Erica Drzonek-Edwards**, Husband and Wife, of 2516 N. 78th Avenue, Elmwood Park, IL 60707, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to **Alejandra Carrillo**, an unmarried woman, and **Juan Martinez**, an unmarried man, of 115 S. 12th Avenue, Maywood, IL 60153, as **joint tenants**, all interests in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOTS 42 AND 43 TAKEN AS A TRACT (EXCEPT THE SOUTH 206 FEET THEREOF) IN MONT CLARE HOME ADDITION TO THE SOUTHWEST 1/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record building lines and easements, private, public and utility easements and roads and highways, and general future real estate taxes not due and payable at time of closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD the above granted premises unto the grantees, their heirs, and assigns forever.

PIN: 12-25-322-021-0000
Commonly known as: 2516 N. 78th Avenue, Elmwood Park, IL 60707

REAL ESTATE TRANSFER TAX		04-Apr-2023
	COUNTY:	217.50
	ILLINOIS:	435.00
	TOTAL:	652.50

12-25-322-021-0000 | 20230301681552 | 1-033-287-888

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Dated this 29 day of March, 2023.

Paul A. Edwards
Paul A. Edwards

Erica Drzonek-Edwards
Erica Drzonek-Edwards

STATE OF ILLINOIS)
) SS
COUNTY OF COCK)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, CERTIFY THAT **Paul A. Edwards and Erica Drzonek-Edwards**, 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 same 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 29th day of March, 2023.

Commission expires 01/13 / 2025

Ewelija Tarcha
NOTARY PUBLIC

This instrument prepared by:
Law Office of Magdalena A. Murzanski, LLC
11 N. Northwest Highway, Suite 121
Park Ridge, IL 60068



AFTER RECORDING MAIL TO:

JOSEPH A. LAZARA
7246 W. TOWHY AVE.
CHICAGO, IL 60631

SEND SUBSEQUENT TAX BILLS TO:

JUAN MARTINEZ / Alejandra Carrillo.
2510 N 78th AVE
Elmwood Park, IL 60707

