

CT

# UNOFFICIAL COPY

Doc# 2310119039 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/11/2023 10:22 AM Pg: 1 of 3

Dec ID 20230401692202  
ST/CO Stamp 0-149-497-040 ST Tax \$20.00 CO Tax \$10.00  
City Stamp 1-894-327-504 City Tax: \$210.00

23 CNW901592E2  
**WARRANTY DEED  
ILLINOIS STATUTORY**

**THE GRANTOR**

Evelia Pacheco  
2458 W 45th Place  
Chicago, IL 60632

(The Above Space for Recorder's Use Only)

THE GRANTOR Evelia Pacheco, a widower, of 2458 W 45th Place, Chicago, IL 60632 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Fidel Chavez, A Single Person, of 1820 Gleneagle Cir., Elgin, IL 60123, individually, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 19-01-420-069-0000

Property Address: 2458 W 45th Place, Chicago, IL 60632

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

**SUBJECT TO:** covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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Dated this 10 day of Apr., 2023.

Evelia Pacheco

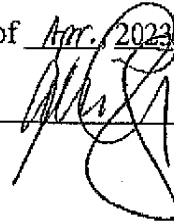
Evelia Pacheco Garcia, sole Heirs at Law and/or Devisees of Serafin Pacheco, deceased as to an undivided 1/2 interest and Evelia Garcia, as to an undivided 1/2 interest

STATE OF ILLINOIS )  
 ) SS,  
COUNTY OF KANE )

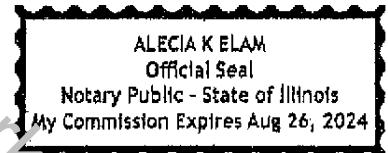
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Evelia Pacheco personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 10 day of Apr., 2023.

Notary Public



THIS INSTRUMENT PREPARED BY  
Emi Morales  
Cohen, Donahue & Salazar  
2400 Big Timber Road, Suite 108  
Elgin, IL 60124



MAIL TO:

Emi Morales  
Cohen, Donahue & Salazar  
2400 Big Timber Road, Suite 108  
Elgin, IL 60124

SEND SUBSEQUENT TAX BILLS TO:

Fidel Chavez  
2458 W 45th Place  
Chicago, IL 60632

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## EXHIBIT A LEGAL DESCRIPTION

LOT 23 IN MARCINKIEWICZ AND BIERZYNSKI'S SUBDIVISION OF LOT 10 IN N. P. IGLEHART'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office