

UNOFFICIAL COPY

Doc#. 2310128215 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/11/2023 12:20 PM Pg: 1 of 2

Dec ID 20230301670114
ST/CO Stamp 0-634-389-712 ST Tax \$280.00 CO Tax \$140.00

WARRANTY DEED

Old Republic National Title
Insurance Company
9601 Southwest Highway
Oak Lawn, IL 60453

File No: 22154806 ^{1/3}

THIS INDENTURE WITNESSETH, that the Grantor(s), Jose J. Valadez and Cristina Valadez, husband and wife, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Kevin R. Payne, the following described real estate, to-wit:


LOT 19 IN HARRISON WHIPPLE AVENUE RESUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 28-12-120-034-0000

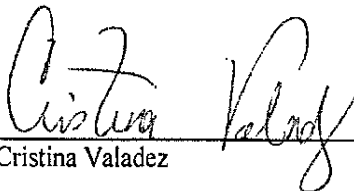
Address of Real Estate: 14604 S Sacramento Ave, Posen, IL 60469

Subject to the following restrictions: a) all taxes and special assessments for the year 2022 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 3rd Day of March, 2023



Jose J. Valadez



Cristina Valadez

REAL ESTATE TRANSFER TAX

06-Apr-2023



COUNTY:	140.00
ILLINOIS:	280.00
TOTAL:	420.00

28-12-120-034-0000

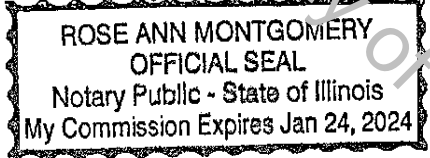
| 20230301670114 | 0-634-389-712

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STATE OF Illinois)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Jose J. Valadez and Cristina Valadez, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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 hand and Notary Seal this 10th day of March 2023



Rose Ann Montgomery
Notary Public

This Instrument was prepared by:
Rose Ann Montgomery
P.O. Box 386
Palos Heights IL 60463

Future Tax Bills to:
Kevin R. Payne
14604 S. Sacramento Ave
Posen, IL 60469

After recording return document to:
Kevin R. Payne
14604 S. Sacramento Ave
Posen, IL 60469

Notary Public of Cook County, Illinois' Office