

# UNOFFICIAL COPY

**PREPARED BY:**

Quijano Law Group PC  
1820 North Spaulding Avenue, Unit 301  
Chicago, Illinois 60647

Doc#: 2311129088 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/21/2023 11:35 AM Pg: 1 of 2

**MAIL TAX BILL TO:**

Mr. Martin Munoz, Jr.  
4634 West Dickens Avenue  
Chicago, Illinois 60639

Dec ID 20230401698312  
ST/CO Stamp 1-411-509-456 ST Tax \$280.00 CO Tax \$140.00  
City Stamp 0-205-221-072 City Tax: \$2,940.00

**MAIL RECORDED DEED TO:**

Mr. William J. Blatter, Esq.  
BLATTER & BLATTER P.C.  
5600 North River Road, Suite 800  
Rosemont, Illinois 60018

## WARRANTY DEED Statutory (Illinois)

THE GRANTOR, Maria Mendez, divorced and not since remarried, of the City of Chicago, County of Cook and State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby conveys and warrants unto Martin Munoz, Jr., an unmarried man, of 2214 North Kilpatrick Avenue, Chicago, Illinois 60639, all right, title, and interest of said Grantor in and to the following described parcel of real estate situated in the County of Cook and State of Illinois, to wit:

LOT 38 IN FRANK T. BAIRD'S RESUBDIVISION OF LOTS 1 TO 15, ALSO 26 TO 55, AND 66 TO 80, ALL INCLUSIVE, IN J.M. WELCH'S SUBDIVISION OF BLOCKS 1 TO 4 AND NORTH 132.75 FEET OF THE WEST 375 FEET OF BLOCK 5 OF VANATTA'S SUBDIVISION IN SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS;

Permanent Index Number: 13-34-118-023-0000;  
Property Address: 4634 West Dickens Avenue, Chicago, Illinois 60639;

subject, however, to general real estate taxes for the year 2022 and subsequent years; all covenants, conditions and restrictions of record; applicable zoning laws and ordinances; other governmental regulations; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois

*[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]*

*[SIGNATURE PAGE FOLLOWS]*

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Dated this 19 day of April, 2023.

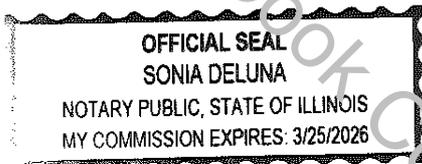
Maria Mendez  
Maria Mendez

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Maria Mendez, 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 having signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and notarial seal, this 19 day of April, 2023

Sonia Deluna  
Notary Public



My commission expires: 3/25/2026

Property of Cook County Clerk's Office