

UNOFFICIAL COPY

Doc# 2311529147 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/25/2023 12:29 PM Pg: 1 of 3

WARRANTY DEED

MAIL TO:
Anthony V. Panzica
Attorney at Law
2510 W. Irving Park Road
Unit B
Chicago IL. 60618

Dec ID 20230401692679
ST/CO Stamp 0-263-118-032 ST Tax \$265.00 CO Tax \$132.50

GRANTOR, Deborah L. Paton, a widow, of 5505 Hunters Glen Dr., Plainsboro, NJ 08536, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEYS and WARRANTS to the

GRANTEE, Anthony Cuellar, a single person, of

303 Des Plaines Ave., Forest Park IL 60402

TRANSFER STAMP
Certification of Compliance
Village of Westchester, Illinois

AKH
4/25/23

the following described real estate situated in the County of Cook, State of Illinois to-wit:

THE SOUTH 15 FEET OF LOT 294 AND ALL OF LOT 295 IN GEORGE F. NIXON AND COMPANY'S TERMINAL ADDITION TO WESTCHESTER IN THE NORTH HALF OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 15-21-110-059-0000

Commonly known as: 1347 Portsmouth Avenue, Westchester, IL 60154

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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 said premises forever.

BW2306 5044 172

REAL ESTATE TRANSFER TAX

25-Apr-2023



COUNTY: 132.50
ILLINOIS: 265.00
TOTAL: 397.50

15-21-110-059-0000

| 20230401692679 | 0-263-118-032

BW23065044

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Exhibit A

THE SOUTH 15 FEET OF LOT 294 AND ALL OF LOT 295 IN GEORGE F. NIXON AND COMPANY'S TERMINAL ADDITION TO WESTCHESTER IN THE NORTH HALF OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 15-21-110-059-0000

For Informational Purposes only: 1347 Portsmouth Avenue, Westchester, IL 60154

Property of Cook County Clerk's Office