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WARRANTY DEED

Doc#. 2311529147 Fee: \$98.00 Karen A. Yarbrough

Cook County Clerk

Date: 04/25/2023 12:29 PM Pg: 1 of 3

Dec ID 20230401692679

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

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

GRANTOR, Deportal 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, ci

303 Des Plaines Ave., Forest Park IL 60402

TRANSFER STAMP
Certification of Compliance
Vilige of Westchester, Illinois

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.

| COUNTY: 132.50 | 15-21-110-059-0000 | 20230401692679 | 0-263-118-032 |

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DATED this 12 day of APRIL	, 20 <u>23.</u>
Deboral Jahon	
Deborah L. Paton	
STATE OF ILLINOIS)	
COUNTY OF COOK) SS.	

I, the undersuched, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that the above named person Deborah L. Paton 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 she signed sealed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal iris

A day of

. 2023.

OFFICIAL SEAL

AMY E KETCHUM

NOTARY PUBLIC, STATE OF ILLINOIS

MY COMMISSION EXPIRES: 09/12/2026

Send future tax bills to:

Anthony Cuellar 1347 Portsmouth Ave. Westchester, IL 60154

This document prepared by:

Amy E. Ketchum, Attorney at Law 524 South Kenilworth Avenue Oak Park, IL 60304 (708) 524-5096

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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

Purposes

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