

UNOFFICIAL COPY

410748726(1/2)

WARRANTY DEED

GIT

Doc#: 2312308128 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/03/2023 03:51 PM Pg: 1 of 2

Dec ID 20230301670320
ST/CO Stamp 1-644-610-256 ST Tax \$270.00 CO Tax \$135.00

THE GRANTOR (S): **Victor Moreno, married to Helem Garcia, of 1611 N. 12th Ave., Melrose Park, IL 60160** for and in consideration of Ten (\$10.00) and No/100----- DOLLARS, and other good and valuable consideration-----in hand paid, CONVEYS and WARRANTS to **Joaquin Rosario, a married man, and Jose Luis Rosa, a single person, of 2144 N. Central Park, Apt. 13 Chicago, IL 60647,** as joint tenants with rights of survivorship the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

PARCEL 1: THE EAST 27.77 FEET OF LOT 10 AND ALL OF LOT 18 IN LULLO'S RESUBDIVISION OF PART OF BLOCK 1 IN ALBERT S. AMLING'S SUBDIVISION OF THE NORTH 40 ACRES OF THE WEST 60 ACRES OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO PART OF VACATED 14TH AVENUE, IN THE VILLAGE OF MELROSE PARK, ACCORDING TO THE PLAT OF SAID LULLO'S RESUBDIVISION REGISTERED IN THE OFFICE OF TITLES OF COOK COUNTY, ILLINOIS ON JUNE 3, 1960 AS DOCUMENT NO. 1925140 AND CERTIFICATE OF CORRECTION THEREOF REGISTERED ON JUNE 28, 1960 AS DOCUMENT NO. 1928933, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS FILED AS DOCUMENT NO. LR1928934 AND RECORDED AS DOCUMENT NO. 17894004 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions, restrictions of record and general real estate taxes for the year 2022 and subsequent years.

COMMONLY KNOWN AS: 1413 Silver Creek Lane, Melrose Park, IL 60160

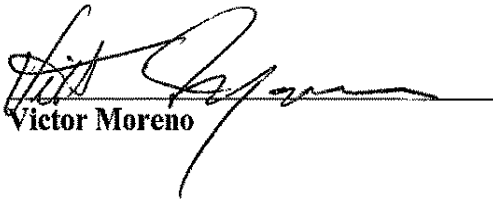
P.I.N.: 15-03-202-091-0000

THIS IS NOT HOMESTEAD PROPERTY AS TO GRANTOR.

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.

Dated this 26th day of April, 2023

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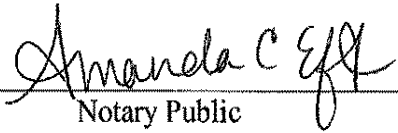

Victor Moreno

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 **Victor Moreno** personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the releases and waiver of the right of homestead.

Given under my hand and official seal, this 20th day of April, 2023

Commission Expires:




Notary Public

MAIL TO:

Joaquin Rosario
Jose Luis Rosa
1413 Silver Creek Ln
Melrose Park, IL 60160

ADDRESS OF PROPERTY:

Joaquin Rosario
Jose Luis Rosa
1413 Silver Creek Lane
Melrose Park, IL 60160

SEND SUBSEQUENT TAX BILLS TO:

OR

Recorder's Office Box No: _____

Joaquin Rosario
1413 Silver Creek Lane
Melrose Park, IL 60160



This instrument was prepared by:
Ronald M. Serpico Attorney at Law 1807 N. Broadway, Melrose Park, Illinois 60160