

# UNOFFICIAL COPY

## WARRANTY DEED

ILLINOIS STATUTORY

Doc#: 2312845103 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/08/2023 10:32 AM Pg: 1 of 2

Dec ID 20230501611678

ST/CO Stamp 0-329-474-768 ST Tax \$635.00 CO Tax \$317.50

City Stamp 2-121-884-368 City Tax: \$6,667.50

MAIL TO:

LOUIS CAPOZZOLI, ESQ  
1484 MINER ST.  
DES PLAINES IL 60016

NAME & ADDRESS OF TAXPAYER:

DANIEL LOPEZ  
3922 N. LeClaire Ave  
Chicago IL 60641

FIRST AMERICAN TITLE

FILE # af 1031661 1/2

THE GRANTOR(S) **Omar Fructuoso Fong Bances**, as Independent Administrator, of the Estate of **Migdalia Bances, deceased**, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to **Joseph Anthony Lopez and Amanda Lopez and Daniel A. Lopez** 6801 N. Ozark Ave, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to-wit: Chicago 60631

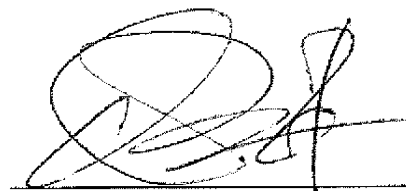
LOT 267 IN GRAYLAND PARK ADDITION TO CHICAGO BEING A SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing. Sellers hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 13-21-204-022-0000

Property Address: 3922 North LeClaire Avenue, Chicago, Illinois 60641

Dated this 27 TH day of April, 2023.



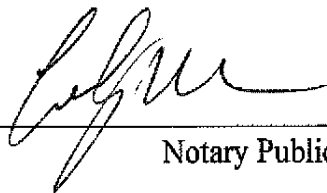
Omar Fructuoso Fong Bances

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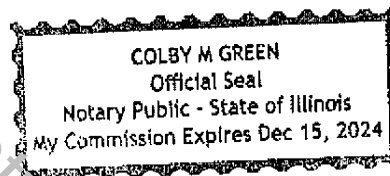
STATE OF ILLINOIS       )  
   ) SS.  
 County of Cook            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Omar Fructuoso Fong Bances** (GRANTORS), personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the instrument as its/his/her 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 and notarial seal this 27 th day of April, 2023.

  
 \_\_\_\_\_  
 Notary Public

My commission expires on Dec 15, 2024.



NAME AND ADDRESS OF PREPARER:

Colby M. Green, Esq.  
 838 Park Avenue  
 River Forest, Illinois 60305