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Doc# 2313534013 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/15/2023 11:31 AM PG: 1 OF 4

WARRANTY DEED

The Grantor(s)
VINCI SEVILLA, MARRIED
TO PATRICIA SEVILLA

for and in consideration of the
sum of Ten and no/100 Dollars (\$10.00) and
other good and valuable consideration, the
receipt and sufficiency of which is acknowledged,
hereby
Convey(s) and Warrants(s) TO:

RODERICK SHEPHERD
CURRENT ADDRESS: 16819 FOREST VIEW DR. TINLEY PARK ILLINOIS

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

LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A" AND MADE
A PART HEREOF.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws
of the State of Illinois.

THIS IS NOT HOMESTEAD PROPERTY FOR PATRICIA SEVILLA

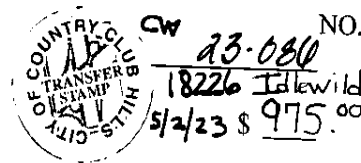
Permanent Index Number: 28-34-414-028-0000

Property Address: 18226 IDLEWILD DR. COUNTRY CLUB HILLS, ILLINOIS 60478

Dated this 21 day of APRIL, 2023.

23 Bar 57793

1 of 2



REAL ESTATE TRANSFER TAX

15-May-2023



COUNTY: 97.50
ILLINOIS: 195.00
TOTAL: 292.50

28-34-414-028-0000

20230401602434 | 0-848-179-920

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GRANTOR(S)

Vinci Sevilla Jr.

VINCI SEVILLA JR.

Notary Certificate Attached

STATE OF _____
COUNTY OF _____

I, THE UNDERSIGNED, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT VINCI SEVILLA, personally known to me to be the same persons whose names are subscribed to the foregoing Warranty Deed, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 hand and seal this _____ day of _____ 20____.

Notary Public

MAIL TO:

Name and address of taxpayer

Roderick Shepherd
16819 Forest View
Tinley Park IL 60498

Roderick Shepherd
16819 Forest View Dr.
Tinley Park IL 60498

NAME AND ADDRESS
OF PREPARER:
ANTHONY P. MONTEGNA
ATTORNEY AT LAW
4211 W. Irving Park Rd.
Chicago Il. 60641

Property of Cook County Clerk's Office

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of RIVERSIDE)

On 04/25/2023 before me, ENRIQUE EPIFANO ESPINOZA, NOTARY PUBLIC

Date

Here Insert Name and Title of the Officer

personally appeared

Vinci Sevilla Jr.

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

[Handwritten Signature]

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

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EXHIBIT A

LEGAL DESCRIPTION

LOT 12 IN BLOCK 3 IN FLOSSMOOR TERRACE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 18226 Idlewild Dr, Country Club Hills, IL 60478
PIN# 28-34-414-028-0000

Property Of Cook County Clerk's Office