

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR, *Jacqueline Lopez de Victoria*, a single woman, of 7912 West North Avenue, Unit 302, Elmwood Park, Illinois, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, and other good and valuable consideration, CONVEYS and WARRANTS to *Madelin Casas*, a widowed woman, of 2219 North 73rd Avenue, Elmwood Park, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: covenants, conditions restrictions of record; 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.

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

Address of Real Estate: 7912 West North Avenue, Unit 302, Elmwood Park, Illinois, 60707

Permanent Real Estate Index Number: 12-36-323-029-1037

DATED this 21st day of May, 2023.

Doc#: 2314508039 Fee: \$98.00
 Karen A. Yarbrough
 Cook County Clerk
 Date: 05/25/2023 10:03 AM Pg: 1 of 2

Dec ID 20230501626471
 ST/CO Stamp 1-995-352-784 ST Tax \$155.00 CO Tax \$77.50

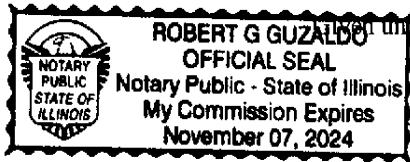
Jacqueline Lopez de Victoria

 JACQUELINE LOPEZ DE VICTORIA

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 *Jacqueline Lopez de Victoria*, 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 the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.



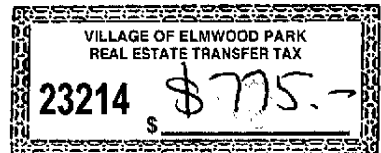
_____ under my hand and official seal this 21st day of May, 2023.

 NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: Robert G. Guzaldo, Guzaldo Law Offices, 6650 North Northwest Highway, Suite 300, Chicago, Illinois 60631; 773/467-0800

AFTER RECORDING, MAIL TO:
 David D. Gorr, Esq.
 2539 North Kedzie Blvd., Ste. 6
 Chicago, Illinois 60647

SEND SUBSEQUENT TAX BILLS TO:
 Madelin Casas
 7912 West North Avenue, Unit 302
 Elmwood Park, Illinois 60707



UNOFFICIAL COPY

LEGAL DESCRIPTION

UNIT 302 IN THE RIVER FOREST WINDINGS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 21 TO 29 IN ALBERT F. KENNEY'S SUBDIVISION OF PART OF THE SOUTH 191.0 FEET OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM FILES AS DOCUMENT NUMBER LR3050839, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 7912 West North Avenue, Unit 302, Elmwood Park, Illinois 60707

Permanent Real Estate Index Number: 12-36-323-029-1037

Property of Cook County Clerk's Office