

# UNOFFICIAL COPY

Doc# 2315740082 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/06/2023 11:18 AM Pg: 1 of 3

Dec ID 20230601636482  
ST/CO Stamp 0-854-022-864 ST Tax \$270.00 CO Tax \$135.00  
City Stamp 1-390-893-776 City Tax: \$2,835.00

**GIT**

## WARRANTY DEED ILLINOIS STATUTORY 410748316 1/3

THE GRANTORS (NAME AND ADDRESS)

Aleman  
Ana E. Arroyo  
1518 N. Monticello Avenue  
Chicago, IL 60651

(The Above Space for Recorder's Use Only)

THE GRANTOR Ana E. Aleman Arroyo, as Independent Executor of the Estate of Maria Hernandez, a/k/a Maria Hernandez Morales, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Daisy Cabrera and Michelle Arroyo, as joint tenants, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

\*A Married Woman                      \*A Single Woman  
**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 16-02-107-013-0000

Property Address: 1535 N. Monticello Avenue, Chicago, IL 60651

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

Dated this 23rd day of May, 2023.

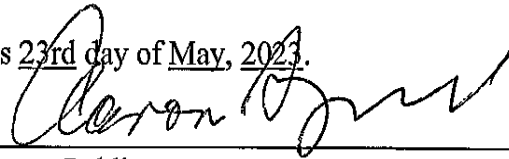
Ana E. Aleman Arroyo  
Ana E. Aleman Arroyo, as Independent  
Executor of the Estate of Maria  
Hernandez, a/k/a Maria Hernandez  
Morales

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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 Ana E. Aleman Arroyo, as Independent Executor of the Estate of Maria Hernandez, a/k/a Maria Hernandez Morales, 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 in the instrument as 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 hand and notarial seal, this 23rd day of May, 2023.



Notary Public

THIS INSTRUMENT PREPARED BY  
Aaron Spivack  
Law Offices of Aaron Spivack  
566 W. Lake Street  
LOWR1  
Chicago, IL 60661


MAIL TO:

~~MONSON ROSE LAW~~  
~~150 E. Highland~~  
~~Elgin, IL 60120~~

Daisy Cabrera + Michelle Arroyo  
1535 N. Monticello Ave  
Chicago, IL 60651



SEND SUBSEQUENT TAX BILLS TO:

Daisy Cabrera and Michelle Arroyo  
1535 N. Monticello Avenue  
Chicago, IL 60651

REAL ESTATE TRANSFER TAX		02-Jun-2023
	CHICAGO:	2,025.00
	CTA:	810.00
	<b>TOTAL:</b>	<b>2,835.00 *</b>

16-02-107-013-0000 | 20230601636482 | 1-390-893-776

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		02-Jun-2023
	COUNTY:	135.00
	ILLINOIS:	270.00
	<b>TOTAL:</b>	<b>405.00</b>

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## EXHIBIT "A"

LOT 15 IN BLOCK 1 IN MAYER AND YONDORF'S SUBDIVISION OF THE NORTH 1/2  
OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF  
SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Property address: 1535 North Monticello Avenue, Chicago, IL 60651  
Tax Number: 16-02-107-013-0000

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Property of Cook County Clerk's Office