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410755886

Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL TO INDIVIDUAL**

Doc#: 2315728162 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/06/2023 03:39 PM Pg: 1 of 2

Dec ID 20230601636089
ST/CO Stamp 0-264-362-704 ST Tax \$274.00 CO Tax \$137.00
City Stamp 0-922-237-648 City Tax: \$2,877.00

GIT

THE GRANTOR(S), Herice to Hernandez Patino, a single man, not party to a civil union, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Diane M. Nieves, an unmarried woman, of (GRANTEE'S ADDRESS) 4823 W. Addison St, Apt 2B Chicago Illinois 60641 of the County of COOK, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 10 AND THE NORTH 10 FEET OF LOT 11 IN BLOCK 7 IN FIRST ADDITION TO HINKAMP AND COMPANY'S COLUMBUS AVENUE SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: General real estate taxes not due and payable at the time of closing, general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2022, installments not due at the date hereof of any special tax or assessment for improvements heretofore below, covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

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

Permanent Real Estate Index Number(s): 19-25-121-043-0000
Address(es) of Real Estate: 7330 S. Francisco Ave., Chicago, Illinois 60629

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Dated this 23rd day of May, 2023

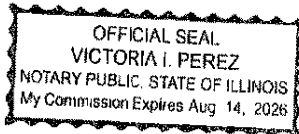
Heriberto M.
Heriberto Hernandez Patino

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Heriberto Hernandez Patino,

personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, 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 official seal, this 23rd day of May, 2023



[Signature] (Notary Public)



Prepared By: Victoria I. Perez, P.C.
Attorney at Law
4126 North Lincoln Ave., Unit 1
Chicago, Illinois 60618

Mail To: Diane M. Nieves
7330 S. Francisco
Chicago, IL 60629

REAL ESTATE TRANSFER TAX		05-Jun-2023
	CHICAGO:	2,055.00
	CTA:	822.00
	TOTAL:	2,877.00 *

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

Name & Address of Taxpayer:
Diane M. Nieves
7330 S. Francisco
Chicago, IL 60629

REAL ESTATE TRANSFER TAX		05-Jun-2023
	COUNTY:	137.00
	ILLINOIS:	274.00
	TOTAL:	411.00

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