


# UNOFFICIAL COPY



Doc#: 2315855221 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/07/2023 03:03 PM Pg: 1 of 2

Dec ID 20230501620070  
ST/CO Stamp 1-697-331-920 ST Tax \$450.00 CO Tax \$225.00  
City Stamp 0-083-540-688 City Tax: \$4,725.00

## WARRANTY DEED ILLINOIS STATUTORY

REAL ESTATE TRANSFER TAX	07-Jun-2023
 CHICAGO:	3,375.00
CTA:	1,350.00
TOTAL:	4,725.00

13-22-425-013-0000 | 20230501620070 | 0-083-540-688  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	07-Jun-2023
 COUNTY:	225.00
 ILLINOIS:	450.00
TOTAL:	675.00

13-22-425-013-0000 | 20230501620070 | 1-697-331-920

(The Above Space for Recorder's Use Only)

THE GRANTORS Lilia Walker and James Walker, wife and husband, of 3411 North Tripp Avenue, 1, Chicago, IL 60641, 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 Johnny Bahena, a married man, as sole owner, of 3450 North Nagle Avenue, Chicago, IL 60634, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Permanent Index Number(s): 13-22-425-013-0000

Property Address: 4323 West Henderson Street, Chicago, IL 60641

Situated in the County of Cook, State of Illinois, to wit:

The East 10 feet of Lot 34 and all of Lot 35 in Block 2 in William A. Bond and Co's Subdivision of the West 1/2 of the Southwest 1/4 of the South East 1/4 (except railroad) of Section 22, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

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.

The remainder of this page was intentionally left blank. Signature page to follow.

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Dated this 4th day of April, 2023

Lilia Walker

Lilia Walker

James Walker

James Walker

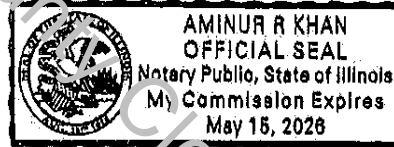
STATE OF ILLINOIS )  
 ) SS,  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Lilia Walker and James Walker 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 it signed, sealed and delivered in the instrument as its 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 4th day of April, 2023.

Aminur R Khan

Notary Public



THIS INSTRUMENT PREPARED BY  
A. Imran Khan  
ARK Attorneys, LLC  
1000 N. Milwaukee Ave., Suite 100  
Chicago, IL 60642

MAIL TO:

Tellez & Associates, Ltd.  
2342 North Damen Avenue  
Chicago, IL 60647

SEND SUBSEQUENT TAX BILLS TO:

Johnny Bahena  
4323 West Henderson St.  
Chicago IL 60641