

UNOFFICIAL COPY

Doc#: 2316445000 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/13/2023 09:06 AM Pg: 1 of 3

Dec ID 20230601644969
ST/CO Stamp 1-054-623-440 ST Tax \$200.00 CO Tax \$100.00

WARRANTY DEED Statutory (ILLINOIS)

THE GRANTOR(S), **GRISELDA SALTO, unmarried**, of 21712 Merrill Avenue, Sauk Village, IL 60192 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to

SERGIO GUZMAN, a Married Man

of 7815 Central Ave., Burbank, IL 60459

TO HAVE AND TO HOLD SAID PREMISES forever the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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

SUBJECT TO: Covenants, easements and restrictions of record and general taxes for 2022 and subsequent years.

Permanent Index Number: 32-25-102-013-0000

Commonly known as: 21712 Merrill Avenue, Sauk Village, IL 60192

Dated this 8th day of June, 2023.

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Griselda Salto
GRISELDA SALTO

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **GRISELDA SALTO** 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 the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 8th day of June, 2023.



Erin Kelly McMahon
Notary Public

This instrument was prepared by: Wesley Zaba
Zaba Law Group, PC
5117 Main Street, Suite C
Downers Grove, IL 60515

MAIL TO:

Sergio Guzman
21712 Merrill Ave.
Sauk Village, IL 60411

SEND SUBSEQUENT TAX BILLS TO:

Sergio Guzman
21712 Merill Ave
Sauk Village, IL 60411

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North American Title Insurance Corporation
, (800) 374-8475 or (800) 869-3434

COMMITMENT - Exhibit A

File No.: SAGU23637

Commitment No.: SAGU23637

LOT 7 IN BLOCK 13 IN SOUTHDALE SUBDIVISION UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF SAUK TRAIL ROAD ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 1, 1957 AS DOCUMENT 17025805, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 21712 Merrill Ave., Sauk Village, IL 60411
PERMANENT INDEX NUMBER: 32-25-102-013-0000

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Exhibit A - ALTA® Commitment for Title Insurance (8/1/16)
Form: C.G.U. 1006

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