

UNOFFICIAL COPY

Doc#: 2316633063 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/15/2023 09:43 AM Pg: 1 of 4

Dec ID 20230501631611
ST/CO Stamp 1-955-248-848 ST Tax \$248.50 CO Tax \$124.25

WARRANTY DEED Illinois

C7
103

23GNW396368WC

Above Space for Recorder's Use Only

THE GRANTOR, ANDREW SNIDER, a single male, of the City of Westchester, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to **CHRISTIAN Hector DOMINGUEZ VELASCO AND JOVITA QUINTERO CERROS, husband and wife,** of 3648 N Oak Park Ave, Oak Park, Illinois 60634, not as Joint Tenants, nor as Tenants in Common, but as **TENANTS BY THE ENTIRETY** the following described Real Estate situated in the County of **COOK** in the State of Illinois, to wit:

LOT 5 IN BLOCK 4 IN FAIRLAWN SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WESTCHESTER, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1955 AS DOCUMENT 16263291 AND RE-RECORDED JUNE 29, 1955 AS DOCUMENT 16285188 AND CERTIFICATE OF CORRECTION RECORDED JULY 12, 1955 AS DOCUMENT 16296849, IN COOK COUNTY, ILLINOIS.

P.I.N.: 15-20-311-044-0000


c/k/a: 2118 Mandel Avenue, Westchester, Illinois 60154

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

subject only 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.

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD SAID PREMISES** as Husband and Wife, not as Joint Tenants nor as Tenants in Common, but as **TENANTS BY THE ENTIRETY** forever.

Dated this 30 day of may, 2023



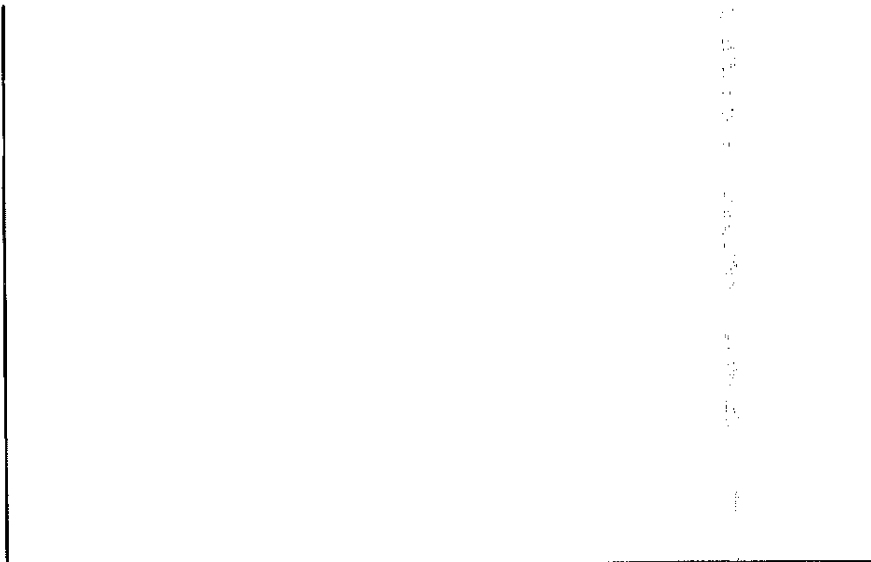
(SEAL)

ANDREW SNIDER

UNOFFICIAL COPY

WARRANTY DEED

Illinois



Above Space for Recorder's Use Only

THE GRANTOR, ANDREW SNIDER, a single male, of the City of Westchester, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to **CHRISTIAN H. DOMINGUEZ VELASCO AND JOVITA QUINTERO CERROS**, husband and wife, of 3648 N Oak Park Ave, Oak Park, Illinois 60534, not as Joint Tenants, nor as Tenants in Common, but as **TENANTS BY THE ENTIRETY** the following described Real Estate situated in the County of **COOK** in the State of Illinois, to wit:

LOT 5 IN BLOCK 4 IN FAIRLAWN SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WESTCHESTER, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1955 AS DOCUMENT 16263291 AND RE-RECORDED JUNE 29, 1955 AS DOCUMENT 16285188 AND CERTIFICATE OF CORRECTION RECORDED JULY 12, 1955 AS DOCUMENT 16296849, IN COOK COUNTY, ILLINOIS.

P.I.N.: 15-20-311-044-0000

c/k/a: 2118 Mandel Avenue, Westchester, Illinois 60154

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

subject only 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.

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD SAID PREMISES** as Husband and Wife, not as Joint Tenants nor as Tenants in Common, but as **TENANTS BY THE ENTIRETY** forever.

Dated this ____ day of _____, 2023

(SEAL)

ANDREW SNIDER

TRANSFER STAMP
Certification of Compliance
Village of Westchester, Illinois

ASG/6/2/2023

UNOFFICIAL COPY

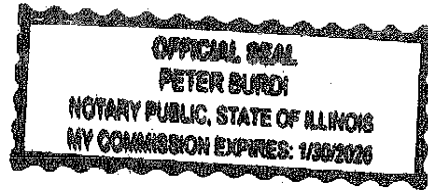
State of IL }
County of Cook } ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Andrew Snyder, a never married man, 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 he signed, sealed and delivered the said instrument as his 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 31 day of May, 2023


NOTARY PUBLIC

My Commission Expires: 1, 2024



This instrument prepared by:
Peter Burdi, Esq.
Peter Burdi, Attorneys at Law, P.C.
8 E. 1st St.
Hinsdale, IL 60521
Phone: (312) 907-9448

MAIL TO:

CHRISTIAN H DOMINGUEZ VELASCO
2118 MANDEL AVE
WESTCHESTER IL 60154

SEND SUBSEQUENT TAX BILLS TO:

CHRISTIAN H DOMINGUEZ VELASCO
2118 MANDEL AVE
WESTCHESTER IL 60154

UNOFFICIAL COPY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of SAN FRANCISCO)

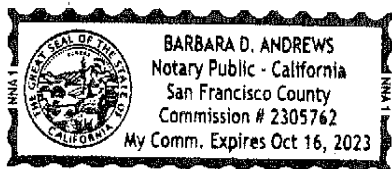
On MAY 30, 2023 before me, BARBARA D. ANDREWS, NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer

personally appeared ANDREW T. SNIDER
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Barbara D. Andrews
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED, ILLINOIS Document Date: MAY 30, 2023
Number of Pages: 2 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____