

# UNOFFICIAL COPY

Doc#: 2317106467 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/20/2023 03:44 PM Pg: 1 of 2

## WARRANTY DEED

### The Grantor's Name and Address:

**Claudia Stapel f/k/a Claudia Tinca**  
322 N. Lytle Dr.  
Palatine, IL 60074

Dec ID 20230601640779  
ST/CO Stamp 0-667-260-624 ST Tax \$370.00 CO Tax \$185.00

CT 230SA163085L P 1 of 2

(The Above Space for Recorder's Use Only)

THE GRANTOR Claudia Stapel f/k/a Claudia Tinca, a married person, of 322 N. Lytle Dr., Palatine, IL 60074, 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 Sergio D. Hernandez, unmarried person, and Lisa M. Hernandez, unmarried person, of 413 N. Knight Ave., Park Ridge, IL 60068, as JOINT TENANTS, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Legal Description: LOT 51 (EXCEPT THE SOUTH 11 FEET THEREOF) AND ALL OF LOT 52 IN BLOCK 44 IN 3RD ADDITION TO FRANKLIN PARK, A SUBDIVISION IN SECTIONS 21 & 28, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 12-21-310-057-0000



The stamp accessed pursuant to Section 7-100-A of the Park Village Code governing review of documents.

Property Address: 3449 Louis St., Franklin Park, IL 60131

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 9 day of June, 2023.

[Signature]  
Claudia Stapel f/k/a Claudia Tinca

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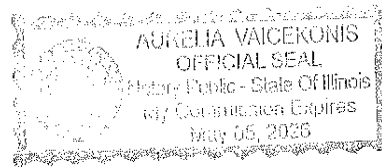
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Claudia Stapel f/k/a Claudia Tinca 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 they signed, sealed and delivered in the 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 notarial seal, this 09 day of June 2023.

[Signature]  
Notary Public

THIS INSTRUMENT PREPARED BY:  
Attorney Joshua B. Rosenzweig  
Cervantes Chatt & Prince, P.C.  
100 Tower Drive, Suite 120  
Burr Ridge, IL 60527



MAIL TO:

LISA Hernandez  
3449 Louis St.  
Franklin Park IL  
60131

SEND SUBSEQUENT TAX BILLS TO:

Sergio D. Hernandez and Lisa M. Hernandez  
3449 Louis St.  
Franklin Park, IL 60131