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WARRANTY DEED

Doc#: 2317233456 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/21/2023 03:31 PM Pg: 1 of 4

Dec ID 20230501634388
ST/CO Stamp 1-698-117-328 ST Tax \$190.00 CO Tax \$95.00

141287

THE GRANTOR(S) **Zeferino Roman**, a single man of the City of Cicero, County of Cook, Illinois, for and in consideration of Ten and NO/00 (\$10) in hand paid, convey(s) and warrant(s) to **Christian Carrera** a single man of the city of Cicero, County of Cook, Illinois the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See Attached Legal Description

SUBJECT TO:


Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way, and easements of record.

The Grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor; his heirs, executors, and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

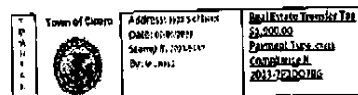
hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): **16-21-422-035-0000**
Address of Real Estate: **1928 S. 48th Court, Cicero, IL 60804**

Dated this 25 day of May 2023



Zeferino Roman

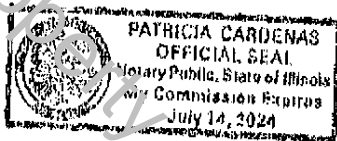


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STATE OF ILLINOIS,)
)
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Zeferino Roman personally known to me to be the persons 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 20 day of May 2025



Patricia Cardenas (Notary Public)

Prepared By:

Koch & Associates P.C
 5947 W 35th Street
 Cicero, IL 60804

Mail To:

Christian Carrera
1547 S 57th Ave, Unit 1W
Cicero, IL 60804

Name and Address of Taxpayer/Address of Property:

Christian Carrera
1547 S 57th Ave, Unit 1W
Cicero, IL 60804

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Exhibit A

Permanent Real Estate Index Number(s): 16-21-422-035-0000

Address of Real Estate: 1928 S. 48th Court, Cicero, IL 60804



Legal Description:

LOT 15 IN BLOCK 2 IN ELAINES SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THAT PART TAKEN FOR STREETS) IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX		21-Jun-2023
	COUNTY:	95.00
	ILLINOIS:	190.00
	TOTAL:	285.00
16-21-422-035-0000 20230501634388 1-698-117-328		