



Doc# 2317834015 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/27/2023 10:08 AM PG: 1 OF 4

Property of Cook County Clerk's Office

**WARRANTY DEED  
TENANCY BY THE ENTIRETY (Illinois)**

THE GRANTORS, Jorge G. Perez and Patricia Flores, also known as Patricia Y. Flores Campos, husband and wife, of the City of Chicago, Cook County, and State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid,

CONVEY AND WARRANT to Jorge G. Perez and Patricia Flores, Trustees of the Jorge G. Perez and Patricia Flores Living Trust dated May 1, 2023, and any amendments thereto, Grantee, of which Jorge G. Perez and Patricia Flores are the primary beneficiaries, said beneficial interest to be held as tenancy by the entirety, of 11254 South Avenue O, Chicago, IL 60617, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION  
Permanent index number: 26-18-417-034-0000  
Property address: 11254 South Avenue O, Chicago, IL 60617

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 in Fee Simple forever.

DATED this 1st day of May, 2023.

\_\_\_\_\_  
Jorge G. Perez

\_\_\_\_\_  
Patricia Flores

REAL ESTATE TRANSFER TAX	27-Jun-2023
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

REAL ESTATE TRANSFER TAX	27-Jun-2023
	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

26-18-417-034-0000 | 20230601652996 | 0-483-751-632

26-18-417-034-0000 | 20230601652996 | 1-953-298-128

\* Total does not include any applicable penalty or interest due.

# UNOFFICIAL COPY

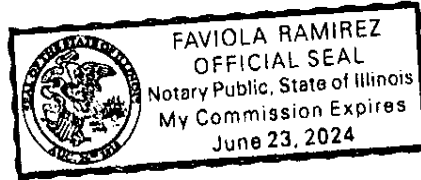
## WARRANTY DEED TENANCY BY THE ENTIRETY Page Two

State of Illinois, County of Kane ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jorge G. Perez and Patricia Flores, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal on May 1, 2023.

  
Notary Public



EXEMPT UNDER PROVISIONS OF PARAGRAPH (e), 35 ILCS 200/31-45, PROPERTY TAX CODE, REAL ESTATE TRANSFER ACT.

DATE: May 1, 2023

Signature of Grantor, Grantee, or Representative: 

Name and Address of Taxpayer:  
Jorge G. Perez and Patricia Flores  
11254 South Avenue O, Chicago, IL 60617

Prepared by and mail to:

**LAW HESSELBAUM**  
Attorneys At Law

Estate | Retirement | Probate | Tax

Law Hesselbaum LLP • by Faviola Ramirez, Attorney at Law  
2275 Church Road • Aurora, IL 60502  
Phone (630) 585-5200 • Fax (630) 566-0811  
www.lawhess.com

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

LOT 22 (EXCEPT THE NORTH 2 FEET THEREOF ) AND THE NORTH 11 FEET OF LOT 23  
IN BLOCK 21 IN RUSSELL'S SUBDIVISION OF THAT PART OF THE SOUTH HALF EAST  
OF THE RIVER OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P. I.N.: 26-18-417-034-0000

ADDRESS: 11254 S AVENUE 0, CHICAGO, IL 60617

Property of Cook County Clerk's Office

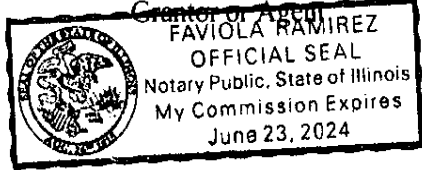
# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated May 1st, 2023 Signature: [Signature]

Subscribed and sworn to before Me by the said Grantor this 1st day of May, 2023.

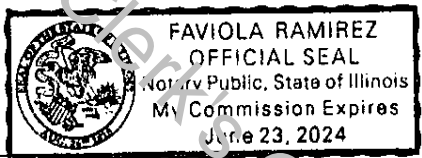


NOTARY PUBLIC [Signature]

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date May 1st, 2023 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before Me by the said Grantee This 1st day of May, 2023.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)