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230JSC 746158114

Doc#: 2318046063 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/29/2023 10:07 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY

Dec ID 20230601636943
ST/CO Stamp 1-491-564-240 ST Tax \$280.00 CO Tax \$140.00

Mail to:

Victoria Colon & Eric Calderon
760 NORFOLK AVE
WESTCHESTER IL 60154

Name & Address of Taxpayer:

Victoria Colon and Eric Calderon

760 Norfolk Ave

Westchester, IL 60154

(Space for Recorder's Use)

THE GRANTOR(S), Herminio Sanchez, a married man*

of the Village Westchester of Westchester, County of Cook State of Illinois
for and in consideration of TEN DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to
THE GRANTEE(S), Victoria Colon and Eric Calderon,*

* a single woman * a single man
(Grantee's Address) 760 Norfolk Ave., Westchester, IL 60154

of the Village Westchester of Westchester, County of Cook State of Illinois
in the form of ownership:

all interest in the following described real estate situated in the County of COOK, in the State of Illinois to wit:
LOT 364 IN WILLIAM ZELOWSKY'S SECOND TERMINAL ADDITION IN WESTCHESTER IN THE SOUTH 1/2
OF SECTION 16, TOWNSHIP 39 TOWNSHIP 39 NORTH, RANGE 17, EAST OF THE THIRD PRINCIPAL
MERIDIAN (EXCEPT THAT PART OF LANDS UNDERLYING PART TAKEN BY CONDEMNATION FOR
ADDISON CREEK IN CASE NUMBER 60625) IN COOK COUNTY, ILL. NO. S.

* NOT A Homestead Property

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

be fully releasing and waiving all rights and demands by virtue of the Homestead Exemption laws of the State of Illinois

Permanent Index Number(s): 15-16-421-025-0000

Property Address: 760 Norfolk Ave., Westchester, IL 60154

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Dated this 7th day of June 2023

[Signature]
Herminio Sanchez (Seal)

(Seal)

(NOTE: Please type or print names below all signatures.)

STATE OF ILLINOIS)
COUNTY OF COOK) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT
Herminio Sanchez

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 7th day of June 2023.

(Seal)



Notary Public

My commission expires: _____

COUNTY / ILLINOIS TRANSFER STAMP
or

Name & Address of Preparer:
Theresa L. Panzica
Theresa L. Panzica LLC
2510 W. Irving Park, Ste A
Chicago, IL 60618

Exempt under provisions of Paragraph
Section 4, Real Estate Transfer Tax Act.
Date: _____

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

TRANSFER STAMP
Certification of Compliance
Village of Westchester, Illinois

[Signature]
6/23/23

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The only occupants in possession of the premises are the affiant(s).

The affiant(s) occupy and are in possession of a part of the premises.

That all parties occupying the premises, or any part thereof, other than the affiant(s), are bona fide tenants only, and have no other or further interest in the premises. Said Tenants have paid promptly and in full their rent to date, and are renting from _____ to _____, and not for any longer term, and have no other or further interest whatsoever in premises.

That all water bills, except the current bill, have been paid, and that all the insurance policies assigned have been paid for.

That this instrument is made to induce, and in consideration of, the said grantee's consummation of the purchase of premises.

Affiant further states:

Property of Cook County Clerk's Office

Dated: 6/7/2023

Hermanio Sanchez
Hermanio Sanchez

Subscribed and sworn to before me, this 7th day of June 2023

[Signature]
NOTARY PUBLIC

