

UNOFFICIAL COPY

This Instrument was prepared by:

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Crystal Siver Law

P.O. Box 187

Northbrook, Illinois 60065-0187

Doc#: 2318833286 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 07/07/2023 01:08 PM Pg: 1 of 2

Dec ID 20230401699453

ST/CO Stamp 1-164-701-392 ST Tax \$190.00 CO Tax \$95.00

City Stamp 1-480-335-056 City Tax: \$1,995.00

After recording, please mail to:

Dreyfus Law Group
2040 N. Harlem Ave
Elmwood Park IL 60707

Mail Subsequent Tax Bills to:

Mario Lopez

236 W. 110th Place

Chicago, IL 60628

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR, **FAMILY FIRST PROPERTY VENTURES, LLC**, a Nevada limited liability company, of 6030 S. Komensky, Chicago, IL 60629, for and in consideration of TEN DOLLARS (\$10.00) and for other good and valuable consideration in hand paid, does hereby **CONVEY and WARRANT** unto **MARIO LOPEZ**, a married man, GRANTEE, of 7815 W. Victoria Street, Chicago, IL 60631, the following described Real Estate situated in the COUNTY of COOK, in the STATE of ILLINOIS, to-wit:

LOT 15 AND THE WEST 1/2 OF LOT 14 IN O.H. HORTON'S SUBDIVISION OF THE SOUTH 1/2 OF LOT 58 OF SCHOOL TRUSTEE'S SUBDIVISION OF THE SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY: 236 W. 110th Place, Chicago, IL 60628

PIN: 25-16-424-028-0000

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 yet due and payable at the time of Closing.

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

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DATED this 28 day of June, 2023.

**FAMILY FIRST PROPERTY VENTURES, LLC, a Nevada
limited liability company**

By: Rafael Martinez (SEAL)

Rafael Martinez, its Manager

By: Margarita Martinez (SEAL)

Margarita Martinez, its Manager

State of ILLINOIS)
) SS
County of LAKE)

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY, RAFAEL MARTINEZ and MARGARITA MARTINEZ, Managers of FAMILY FIRST PROPERTY VENTURES, LLC, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument, as their free and voluntary act, and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal this 28th day of June, 2023.

RAC

NOTARY PUBLIC

