

UNOFFICIAL COPY

Doc#: 2320846000 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/27/2023 09:08 AM Pg: 1 of 3

Dec ID 20230701669910
ST/CO Stamp 1-770-435-024 ST Tax \$280.00 CO Tax \$140.00

23CJND673018EL
**WARRANTY DEED
ILLINOIS STATUTORY**

1/2
Mail to after recording:
Maria Cabrera, Esq.
4126 N. Lincoln Ave., #1
Chicago, IL 60618

(The Above Space for Recorder's Use Only)

THE GRANTORS Yesenia Macias Perez and Julio Macias, husband and wife. for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Ana Maria Barajas Ramirez* and Oscar Contreras Barajas** 117 23rd Ave Melrose Park, Illinois, as JOINT TENANTS the following described real estate situated in the County of Cook, in the State of Illinois, to wit:
* a married woman ** an unmarried man

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 12-33-230-008-0000

Property Address: 9605 McLean Ave., Melrose Park, IL 60164

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.

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

Prepared by:
Taylor J. Spooner, Esq.
Ariano Hardy Ritt
2000 McDonald Road, Ste 200
South Elgin, IL 60177

[signatures on next page]

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Dated this 19th day of July, 2023.

[Signature]
Yesenia Macias Perez

[Signature]
Julio Macias

STATE OF ILLINOIS)
) SS,
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Yesenia Macias Perez and Julio Macias 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, 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 19 day of July, 2023.

[Signature]
Notary Public



THIS INSTRUMENT PREPARED BY
Taylor J. Spooner, Esq.
Ariano Hardy Ritt
2000 McDonald Road, Suite 200
South Elgin, IL 60177-3324

MAIL TO:

~~Law Office of Maria Cabrera
4126 N. Lincoln Ave, #1
Chicago, IL 60618~~

SEND SUBSEQUENT TAX BILLS TO:

Ana Maria Barajas Ramirez & Oscar Contreras
Barajas
9605 McLean Ave.
Melrose Park, IL 60164

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EXHIBIT A LEGAL DESCRIPTION

Lot 8 in Block 20 in Fullerton Gardens subdivision of the East half of the Northeast Quarter of Section 33 and of the South Half of the South Half of the Southeast quarter of the Southeast quarter of section 28, North, Range 12, East of the third principal meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office