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Doc#. 2321210081 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 07/31/2023 10:49 AM Pg: 1 of 5

Dec ID 20230601649605 ST/CO Stamp 0-839-387-600

WARRANTY DEED
ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

HEIRS OF ALMA IZAGUIRRE 10831 S. Keating, Unit # 3NE Oak Lawn, IL 60'53

(The Above Space for Recorder's Use Only)
omarried mam MD HAIR OF ALMA I ZAGURA, decreased

THE GRANTOR Enrique Izaguirre, of 19831 S. Keating, Unit # 3NE, Oak Lawn, IL 60453 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 ALFREDO IZAGUIRRE in fee simple forever, the following described real state situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 24-15-308-029-1010

Property Address: 10831 S. Keating, Unit # 3NE, Oak Lawn, IL 60453

(Not Homestead Property as to Grantor).

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

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.

Dated this 34 day of March, 2023.

ENRIOUEXIZACIURRE

Henry Izaguirre A/K/A Enrique Izaguirre

REAL ESTATE TRANSFER TAX 26-JJ-2023

COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00
24-15-308-029-1010 | 20230601649605 | 0-839-387-600

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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 Enrique Izaguirre, 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 Zur day of March, 2021.3

Notary Public

MARY B BEDNARCZYK
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
June 01, 2026

THIS INSTRUMENT PREPARED BY Andrew Ligas Law Office of Andrew Ligas 6417 West 63rd Street, Suite 200 Chicago, IL 60638

MAIL TO:

Law Office of Andrew Ligas 6417 W. 63rd Street Chicago, IL 60638

SEND SUBSEQUENT TAX BILLS TO:

Alfredo Izaguirre
10831 S. Keating, Unit # 3NE
Oak Lawn, IL 60453

Exempt under provisions of

Paragraph Consfer Real Estate Transfer

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EXHIBIT A

LEGAL DESCRIPTION

UNIT 3NE IN 10831 KEATING CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE; THE SOUTHWEST 1/4 OF LOT 3 AND THE NORTH 40 FEET OF LOT 5 IN BLOCK 15 IN FREDERICK H. BARTLETT'S HIGHWAY ACRES BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 IN SECTION 15, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, WHICH SURVEY IS ATTACEHD AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 98368342 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COCK COUNTY, ILLINOIS.

GRANTOR ALSO HERELY GRANTS TO THE GRANTEE ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH II (THE DECLARATION OF CONDOMINIUM AFORESAID, AND GRANT RESERVES TO ITSELF. ITS SUCCESSORS AND ASSIGNS THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFITS OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, FASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANTS OF UNIT 3NE HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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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 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 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.

Signature: MARY B BEDNARCZYK Subscribed and sworn to before me OFFICIAL SEAL by the said VA lotary Public, State of Illinois dy Commission Expires Juno 01, 2026 Notary Public

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 lan i trust is either a natural person, an Illinois corporation or foreign corporation authorized to do busings 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.

Signature: 💆 Dated < Grantee or Agent

Subscribed and sworn to before me

by the said VAI) --

MARY B BEDNARCZYK OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires June 01, 2026

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for

subsequent offenses.

Notary Publi

(Attach to deed or Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.

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9446 South Raymond Avenue, Oak Lawn Illinois 60453 Telephone: (708) 636-4400 | Facsimile (708) 636-8606 | WWW.OAKLAWN-IL.GOV

CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

10831 S KEATING #3NE

Oak Lawn II 60453

This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak
Lawn 1738 Ing to a Keal Estate Transfer Tax, that the transaction accompanying this
certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) 1 (E) of said Ordinance
to Section(s) 1 (E) of said Ordinance
21ST JUNE 22
Dated thisday of, 20
40
/ Noves / lu
Thomas, E. Phela:
Village Manager
SUBSCRIBED and SWORN to before me this
21ST JUNE 22 22 22
1 0 0
Kimberly & Roche KIMBERLY E ROCHE
OFFICIAL SEAL
Ministery Public, State of Illinois

My Commission Expires

September 24, 2025

Terry Vorderer Village President

Claire Henning Village Clerk

Thomas E. Phelan Village Manager

Village Trustees Tim Desmond Paul A. Mallo Alex G. Olejniczak James Pembroke Ralph Soch William (Bud) Stalker