

UNOFFICIAL COPY

Doc#: 2321210084 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/31/2023 10:49 AM Pg: 1 of 5

Dec ID 20230601649648
ST/CO Stamp 1-781-991-888

410753926
(5 of 7)

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

HEIRS OF ALMA IZAGUIRRE
10831 S. Keating, Unit # 3NE
Oak Lawn, IL 60453

(The Above Space for Recorder's Use Only)

deceased woman and heir of ALMA IZAGUIRRE, deceased
THE GRANTOR Dora E. Chaparro, of 10831 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 estate 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 22 day of March, 2023.

Dora E. Chaparro

DORA E. CHAPARRO

REAL ESTATE TRANSFER TAX

26-Jul-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

24-15-308-029-1010

| 20230601649648 | 1-781-991-888

UNOFFICIAL COPY

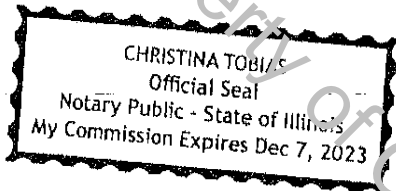
STATE OF ILLINOIS)
)
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DORA E. CHAPARRO, 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 22 day of March, 2023

Christina Sobies

Notary Public



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 e Sec. 4.
Real Estate Transfer Act

Date: JUN 15 2023
[Signature]
Buyer, Seller or Representative

UNOFFICIAL COPY

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 ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 98368342 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY 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 IN 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, EASEMENTS, 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.

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 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.

Dated June 15, 2023 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said [Signature]
dated June 15, 2023

Notary Public [Signature]

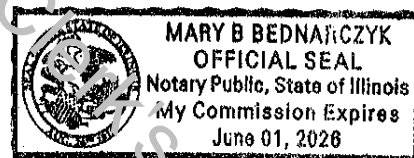


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 June 15, 2023 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said [Signature]
dated June 15, 2023

Notary Public [Signature]



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.

(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.

UNOFFICIAL COPY



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 Il 60453

This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn relating to a Real 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

Dated this 21ST day of JUNE, 2022

Thomas. E. Phelan
Village Manager

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

SUBSCRIBED and SWORN to before me this
21ST Day of JUNE, 2022

