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Doc#: 2322213233 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/10/2023 10:52 AM Pg: 1 of 4

Dec ID 20230801692289
ST/CO Stamp 1-496-881-616 ST Tax \$125.00 CO Tax \$62.50
City Stamp 0-492-345-808 City Tax: \$1,312.50

1/2
FIDELITY NATIONAL TITLE
SC23003691

WARRANTY DEED

The Grantor(s) Benjamin Munoz, married man, of the County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration to Grantor(s) in hand paid, CONVEY(S) to J Jesus Reynoso Hernandez, a married man whose address(es) is / are: 6007 S Hermitage Avenue, Chicago, IL 60636, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF HEREOF

THIS IS NON-HOMESTEAD PROPERTY

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. TO HAVE AND TO HOLD said premises in/as: Tenancy by the Entirety, forever.

Permanent Real Estate Index Number(s): 20-18-413-003-0000

Address (or Addresses) of Real Estate: 6007 S Hermitage Avenue, Chicago, IL 60636

Dated: August 4, 2023

Benjamin Munoz
Benjamin Munoz

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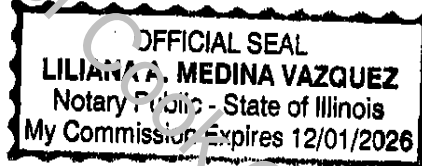
State of Illinois)
) SS.
 County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Benjamin Munoz, personally known to me to be the same person(s) whose name(s) is/are 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.

DATE: August 4, 2023

 (Notary Public)

Commission Expires:



Prepared by:

MIGDAL LAW P.C
 1200 Shermer Road
 Suite 102
 Northbrook, IL 60062

Mail to:

J JESUS REYNOSO HERNANDEZ
 6007 S Hermitage Avenue
 Chicago, IL 60636

Name & Address of Taxpayer(s):

J JESUS REYNOSO HERNANDEZ
 6007 S Hermitage Avenue
 Chicago, IL 60636

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EXHIBIT "A"



LOT 44 IN BLOCK 6 IN DEMAREST'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

07-Aug-2023

		COUNTY:	62.50
		ILLINOIS:	125.00
		TOTAL:	187.50
20-18-413-003-0000		20230801692289	1-496-881-616

REAL ESTATE TRANSFER TAX

07-Aug-2023

	CHICAGO:	937.50
	CTA:	375.00
	TOTAL:	1,312.50 *
20-18-413-003-0000		20230801692289 0-492-345-808

* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office