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771114 1 of 2



WARRANTY DEED ILLINOIS STATUTORY

Doc# 2322610050 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/14/2023 11:42 AM PG: 1 OF 4

Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602

Property of Cook County Clerk's Office

THE GRANTOR(S)

ROBERT CASILLAS and CARMEN CASILLAS, Husband and Wife

of the City of Elmwood Park, County of Cook, State of IL for and in consideration of \$10.00 (Ten and 00/100) dollar(s), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

JAIME NAVA, ^{single MAN} ~~an Un married Person~~ _{BPF}

of 2101 N. 75th Street, Elmwood Park IL 60707, of the County of Cook, all interest in 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 hereof

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:

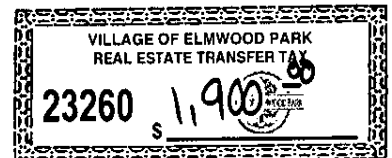
Permanent Real Estate Index Number(s): 12-25-300-044-0000 _{BPF}

Address(es) of Real Estate: 7930 W Birchdale Ave, Elmwood Park, IL 60707

Dated this 16 day of June, 2023.

Robert Casillas

Carmen Casillas



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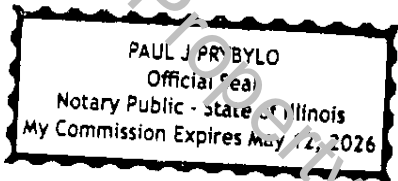
STATE OF ILLINOIS COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Robert Castillo and Carmen Castillo

personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal, this 16 day of June, 2023.



[Signature] (Notary Public)

Prepared by:

Paul J. Prybylo
821 Garfield Street
Oak Park IL 60304

Mail to:

Michael Perez
1011 N. California Avenue
Chicago IL 60622

Name and Address of Taxpayer:

JAIME NAVA
7930 W. Birchdale Avenue
Elmwood Park IL 60707

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File No: 771114

EXHIBIT "A"

LOT 28, IN BLOCK 41, IN WESTWOOD, BEING MILLS AND SONS' SUBDIVISION IN THE WEST HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

12.75.300.044.0000A

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This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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REAL ESTATE TRANSFER TAX

10-Aug-2023



COUNTY:
ILLINOIS:
TOTAL:

190.00
380.00
570.00

12-25-300-044-0000

| 20230601645536

| 1-593-227-728

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