

UNOFFICIAL COPY

Doc# 2322713159 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/15/2023 11:34 AM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20230601647979
ST/CO Stamp 0-258-381-520 ST Tax \$330.00 CO Tax \$165.00
City Stamp 0-418-944-720 City Tax: \$3,465.00

Mail to:

COM LAW GROUP
2400 BIRCHWOOD, #108
ELMWOOD, IL 60127

Name & Address of Tax Payer:

FAUSTINO ALMARAS
NOEL ALMARAS MERCADO
3950 N. MAJOR AVE.
CHICAGO, IL 60634

RECORDER'S STAMP

THE GRANTOR, ESPERANZA BRITO, married to Alberto Gonzalez, of the city of Chicago, State of Illinois, for and in consideration of Ten (\$10.00) and No/100 Dollars and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to FAUSTINO ALMARAS AND NOEL ALMARAS MERCADO, of the City of Chicago of County of Cook, State of Illinois, as Joint Tenants, for the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**THE SOUTH 40 FEET OF LOTS 1, 2 AND 3 IN BLOCK 8 IN MARTIN LUTHER COLLEGE
SUBDIVISION OF
THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE
13 EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

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 forever.

Subject to: general real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with Purchasers use and enjoyment of the property.

Property Address: 3950 N MAJOR AVE, CHICAGO, IL 60634
P.I.N.: 13-20-202-038-0000

Dated this 15th day of June, 2023.

UNOFFICIAL COPY




ESPERANZA BRITO

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

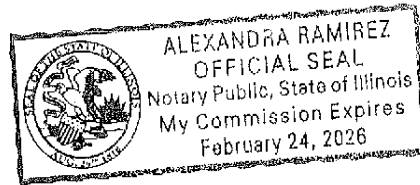
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, ESPERANZA BRITO, is personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and notarial seal,

This 15th day of June, 2023.

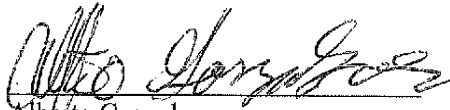


NOTARY PUBLIC



PROPERTY OF Cook County Clerk's Office

UNOFFICIAL COPY



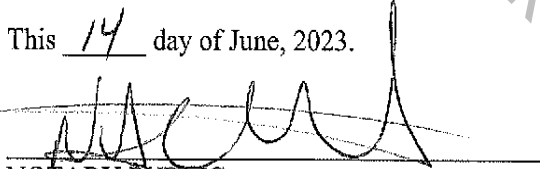
Alberto Gonzalez –
signing for purposes of releasing
homestead rights.

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Alberto Gonzalez, is personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and notarial seal,

This 14 day of June, 2023.



NOTARY PUBLIC
NORMA C. GOMEZ



PREPARED BY:
Nancy Piña, Attorney at Law
600 22nd Street, Suite 100
Oak Brook, IL 60523