

# UNOFFICIAL COPY

## Warranty Deed

ILLINOIS

Doc#: 2323328117 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/21/2023 11:48 AM Pg: 1 of 3

Dec ID 20230801601352  
ST/CO Stamp 1-256-408-528 ST Tax \$447.00 CO Tax \$223.50  
City Stamp 0-182-666-704 City Tax: \$4,693.50

*Above Space for Recorder's Use Only*


THE GRANTOR(S) Liliانا R. Luevano, a married woman, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) Mauricio J Martins and Tania Hernandez Martinez, husband and wife, of 2922 W 40<sup>th</sup> Pl, Apt 1, Chicago, IL 60632, not as joint tenants but as tenants by the entirety, as the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof .)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

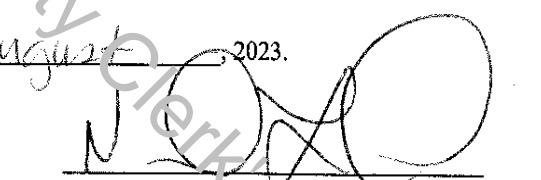
SUBJECT TO: Covenants, conditions and restrictions of records, Private, public and utility easements and roads and highways, Special taxes or assessment for improvements not yet completed, Any confirmed special tax or assessment, Installment not due at the date hereof of any special tax or assessment for improvement heretofore completed, General taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2023.

Permanent Real Estate Index Number(s): 19-01-113-025-0000 and 19-01-113-026-0000

Address(es) of Real Estate: 3009 W 40th Pl, Chicago, IL 60632

The date of this deed of conveyance is dated this 15 day of August, 2023.


  
Liliana R. Luevano

  
Ernesto Luevano (solely for the purpose of releasing  
homestead rights)

FIDELITY NATIONAL TITLE CH 2301 2904  
1703

State of Illinois )  
County of Cook Dodge

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Liliانا R. Luevano and Ernesto Luevano 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.

Given under my hand and official seal dated this 15 day of Aug, 2023.  
  
Notary Public

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## LEGAL DESCRIPTION

For the premises commonly known as: 3009 W 40th Pl, Chicago, IL 60632

Legal Description:

LOTS 3 AND 4 IN BLOCK 4 IN SCOVILLE, WALKER AND MCELWEE'S SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Property of Cook County Clerk's Office

<p>This instrument was prepared by:  Aparicio Law Office LLC  5838 S Archer Ave  Chicago, IL 60638</p>	<p>Send subsequent tax bills to:  MAURICIO J. MARTINS  3009 W. 40TH PL #1  CHICAGO, IL 60632</p>	<p>Mail recorded document to:  MAURICIO J. MARTINS  3009 W. 40TH PL #1  CHICAGO, IL 60632</p>
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**REAL ESTATE TRANSFER TAX**

16-Aug-2023

		<b>COUNTY:</b>	223.50
		<b>ILLINOIS:</b>	447.00
		<b>TOTAL:</b>	670.50
19-01-113-025-0000		20230801601352   1-256-408-528	

**REAL ESTATE TRANSFER TAX**

16-Aug-2023

	<b>CHICAGO:</b>	3,352.50
	<b>CTA:</b>	1,341.00
	<b>TOTAL:</b>	4,693.50 *
19-01-113-025-0000   20230801601352   0-182-666-704		

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

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