

# UNOFFICIAL COPY

Doc#: 2323713160 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/25/2023 11:38 AM Pg: 1 of 3

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

Dec ID 20230801694371  
ST/CO Stamp 0-259-311-056 ST Tax \$320.00 CO Tax \$160.00

**FIRST AMERICAN TITLE**  
**FILE # AF1034893**

Preparer File: AF1034893  
FATIC No.: AF1034893

THE GRANTOR(S) Jose Joel Fontanez and Melissa Guzman, husband and wife, of the Village of Evergreen Park, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Jessica Banks, 917 UIMAFFICED W. MAN of 7647 Campbell Chicago, IL 60652 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; General taxes for the year 2023 and subsequent years

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): 24-12-112-018-0000

Address(es) of Real Estate: 9640 S. Utica Ave.  
Evergreen Park, Illinois 60805

Dated this 9<sup>th</sup> day of August, 2023

[Signature]  
Jose Joel Fontanez

[Signature]  
Melissa Guzman

**No. 6309**

Village of Evergreen Park

\$ 1600.00  
[Signature]

Address: 9640 S UTICA  
Real Estate Transaction Stamp



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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jose Joel Fontanez and Melissa Guzman, 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 9th day of August, 20 23.



[Signature]  
Notary Public

Prepared by:  
Mraibie & Associates  
14612 John Humphrey Drive  
Orland Park, IL 60462

Mail to:  
Bree Rials  
2472 Rte. 30 Ste. B 103, 186  
Oswego, IL 60543

Name and Address of Taxpayer:  
Jessica Banks  
9640 S. Utica Ave.  
Evergreen Park, IL 60805

*County of Cook Clerk's Office*



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## Exhibit "A" – Legal Description

LOT 25 IN HUIZENGA'S SUBDIVISION OF LOT 16 (EXCEPT THE WEST 177.10 FEET THEREOF) IN KING ESTATE SUBDIVISION IN EVERGREEN PARK, BEING THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

