#### **UNOFFICIAL COPY**

Doc#. 2324313027 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 08/31/2023 09:26 AM Pg: 1 of 4

WARRANTY DEED
ILLINOIS STATUTORY

Dec ID 20230801604825

ST/CO Stamp 0-582-276-560 ST Tax \$345.00 CO Tax \$172.50

THE GRANTOR (NAME AND ADDRESS)

Johnathan Gonzalez 3 Big Oaks Road Streamwood, IL 60107

(The Above Space for Recorder's Use Only)

THE GRANTOR Johnathan Gonzalez a married man, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to David Flores and Lisette Flores, husband and wife, as Tenants by the entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

#### SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

THIS IS NOT HOMESTEAD PROPERTY

FIDELITY NATIONAL TITLE SC23014167

Permanent Index Number(s): 06-23-100-015-0000

Property Address: 3 Big Oaks Road, Streamwood, IL 60107

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 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.



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Dated this 25 day of august, 202

Johnathan Gonzalez

STATE OF ILLINOIS
) SS,
COUNTY OF COOK
)

I, the undersigned, a Motary Public in and for said County, in the State aforesaid, CERTIFY THAT Johnathan Gonzelez personally known to me 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 in the 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 notariai scal, this 25

\_\_\_\_, <u>2023</u>

Notary Public

Official Seal Arturo P. Gonzalez Notary Public State of Illinois Commission Expires 05/01/2024

THIS INSTRUMENT PREPARED BY Law Office of Arturo P. Gonzalez 920 Davis Road, Suite 305 Elgin, IL 60123

MAIL TO:

Daniel Sanders Attorney at Law 832 N. Sanborn Drive Palatine, IL 60074 SEND SUBSEQUENT TAX BILLS TO:

David and Lissette Flores 3 Big Oaks Road Streamwood, IL 60107

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#### **EXHIBIT "A"**

**Legal Description** 

LOT 8 IN FAIR OAKS UNIT NUMBER 2, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 1959 AS DOCUMENT NUMBER 17545002, IN COOK COUNTY, ILLINOIS.



This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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# **UNOFFICIAL COPY**

**REAL ESTATE TRANSFER TAX** 

28-Aug-2023





COUNTY: 172.50 ILLINOIS: 345.00 TOTAL: 517.60

06-23-100-015-0000

20230801604825 | 0-582-276-560

Property of Cook County Clerk's Office