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Doc# 2324434008 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/01/2023 10:25 AM PG: 1 OF 5

Prepared By:
Margaret Daun, Attorney at Law, 13805 W. Burleigh Rd, Ste 100, Brookfield, WI 53005

Return to: Abstracts USA, 15 West Gude, Suite 400, Rockville, MD 20850

Reference Number: T-217973

Mail Tax Statements to: Choctaw American Insurance Inc.
10900 NE 4th Street, Bellevue, WA 98004

Permanent Real Estate Index Number: 16-29-218-031-0000

WARRANTY DEED

ANACLETO CASTREJON and ANNA CASTREJON, husband and wife, whose mailing address is 2430 S 58th Avenue, Cicero, IL 60804 (the "Grantor"), for valuable consideration in the amount of Two Hundred Forty-Three Thousand and 00/100 Dollars (\$243,000.00), and other good and valuable consideration, does hereby convey and warrant unto CHOCTAW AMERICAN INSURANCE INC., in fee simple, whose address is 10900 NE 4th Street, Bellevue, WA 98004, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

LOT 28 IN BLOCK 12 IN THE SUBDIVISION OF BLOCKS 3, 7, 12 AND (EXCEPT THE NORTH 187 FEET) 14 IN THE SUBDIVISION OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Being the same property conveyed to Anacleto Castrejon and Anna Castrejon herein by Warranty Deed recorded November 22, 2011 in Document No. 1132619122, in the Office of the County Recorder of Cook County, State of Illinois.

Property Address: 2430 S 58th Avenue, Cicero, IL 60804

REAL ESTATE TRANSFER TAX

01-Sep-2023



| | |
|-----------|--------|
| COUNTY: | 121.50 |
| ILLINOIS: | 243.00 |
| TOTAL: | 364.50 |

16-29-218-031-0000

|20230901615557 | 0-045-430-224

Town of Cicero



Address: 2430 S 58TH AVE
Date: 09/01/2023
Stamp #: 2023-9837
By: krodri@e7

| |
|---------------------------------|
| Real Estate Transfer Tax |
| \$2,430.00 |
| Payment Type: Check |
| Compliance #: |
| 2023-DL4BXBY6 |

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AND 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 same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereon belonging.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

Anacleto Castrejon and Anna Castrejon does for Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

SIGNATURE PAGES TO FOLLOW

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 23 day
11, 2022.

Anacleto Castrejon (Seal)
ANACLETO CASTREJON

STATE OF ILLINOIS }
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, ANACLETO CASTREJON, is 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 he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of 11. 23, 2022.

Sylene D. Isaac
Notary Public
My Commission expires: July 9, 2026



Property of Cook County Clerk's Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 23 day
11, 2022

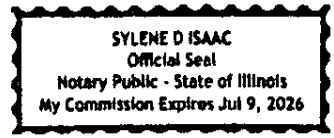
Anna Castrejon (Seal)
ANNA CASTREJON

STATE OF ILLINOIS }
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, ANNA CASTREJON, is 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 he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of 11. 23, 2022.

Sylene D. Isaac
Notary Public
My Commission expires: July 9, 2026



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This document is provided to the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.


Exempt under provisions of Paragraph _____ Section 31.45, Property Tax Code.

Date: 11/23/2022

Signature of Grantor:



ANACLETO CASTREJON



ANNA CASTREJON

Property of Cook County Clerk's Office