

# UNOFFICIAL COPY

Doc#: 2325113173 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/08/2023 09:48 AM Pg: 1 of 2

## WARRANTY DEED

Dec ID 20230801612086  
ST/CO Stamp 0-184-497-616 ST Tax \$160.00 CO Tax \$80.00  
City Stamp 0-089-208-272 City Tax: \$1,680.00

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

File No: 221523613/S

THIS INDENTURE WITNESSETH, that the Grantors, Nicolas Villa and Fransisco Villa, being the sole heirs of Francisco Villa and Maria S. Villa, both deceased, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY and WARRANT TO Benjamin Reyes, whose address is:

the following described real estate, to wit:

\*A Single MAN

LOT 15 IN BLOCK 4 IN W. D. KERFOOT AND COMPANY'S 51ST STREET ADDITION, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 (EXCEPT THE NORTH 133 FEET THEREOF) OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 19-12-217-015-0000

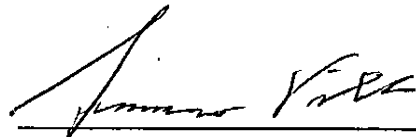
Address of Real Estate: 5045 S California Ave, Chicago, IL 60632

Subject to the following restrictions: a) all taxes and special assessments for the year 2022 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



Dated this 29th day of August, 2023  
1st



Nicolas Villa



Francisco Villa

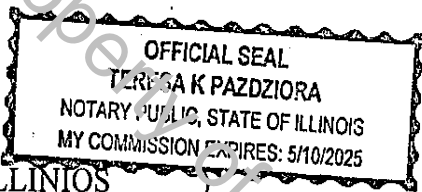
REAL ESTATE TRANSFER TAX		31-AUG-2023	
		COUNTY:	80.00
		ILLINOIS:	160.00
		TOTAL:	240.00
19-12-217-015-0000		20230801612086   0-184-497-616	

# UNOFFICIAL COPY

STATE OF ILLINIOS )  
COUNTY OF COOK ) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Nicolas Villa, personally known to me to be the same person whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument as his 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 Notarial Seal this 1<sup>st</sup> day of August, 2023.



*Teresa K Pazdziora*  
\_\_\_\_\_  
Notary Public

STATE OF ILLINIOS )  
COUNTY OF COOK ) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Francisco Villa, personally known to me to be the same person whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument as his 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 Notarial Seal this 2<sup>nd</sup> day of August, 2023.



*Madeline Spacil*  
\_\_\_\_\_  
Notary Public

This Instrument was prepared by:  
Zbigniew S. Kois, Attorney at Law  
7163 West 84th Street  
Burbank IL 60459

REAL ESTATE TRANSFER TAX		31-Aug-2023
	CHICAGO:	1,200.00
	CTA:	480.00
	<b>TOTAL:</b>	<b>1,680.00 *</b>
19-12-217-015-0000   20230801612086   0-089-208-272		
* Total does not include any applicable penalty or interest due.		

Future Tax Bills to: *Benjamin Reyes*  
5753 S Sacramento Ave  
Chicago IL 60629  
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After recording return document to:  
Dreyfus Law Group  
2040 N. Harlem Ave  
Elmwood Park, IL 60707  
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