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Doc#: 2325541000 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/12/2023 08:01 AM Pg: 1 of 3

WARRANTY DEED Illinois Statutory

Mail to:
CLARA BUENDIA
5636 STATE ROAD
BURBANK, IL 60459

Dec ID 20230801612735
ST/CO Stamp 0-356-191-696 ST Tax \$320.00 CO Tax \$160.00

Name & Address of Taxpayer:
Clara Buendia and Sergio Herrera
5636 State Road
Burbank, Illinois 60459

RECORDER'S STAMP

FIRST AMERICAN TITLE
FILE # AF1036859

The GRANTOR(S): Virginia M. McNamara, of the City of Burbank, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Clara Buendia, an single woman, and Sergio Herrera, a single man, of the City of Chicago, County of Cook, State of Illinois, as joint tenants with a right of survivorship, all interest in the following described land in the County of Cook, State of Illinois; to wit:

PN S. Flores
SEE ATTACHED LEGAL DESCRIPTION MARKED EXHIBIT A

Subject to: General real estate taxes not due and payable at the time of the closing; 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.

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 said premises forever.

PIN: 19-32-214-012-0000

Property Address: 5636 State Road, Burbank, Illinois 60459

Dated: August 31, 2023

City of Burbank

\$ 1,600.00 ONE THOUSAND SIX HUNDRED DOLLARS
08/25/23 *Holly...* & 00/100
Real Estate Transaction Stamp

Virginia M. McNamara (seal)
Virginia M. McNamara

(seal)

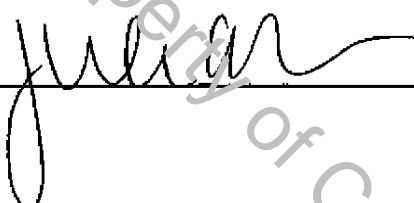
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STATE OF ILLINOIS }
County of DuPage } SS

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT **Virginia M. McNamara** is/are 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 notarial seal, this 31 day of August, 2023.

WITNESS my hand and official seal.

Signature 



Prepared by: Dustin E. Smith
Gruszczycki & Smith Law, LLP
33 N. Dearborn St., Suite 1950
Chicago, Illinois 60602
312.739.0500
Info@gandslaw.com

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 210 IN ELMORES PARKSIDE GARDENS, BEING A SUBDIVISION OF LOT 6 (EXCEPT THAT PART LYING SOUTH OF THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN) IN ASSESSOR'S SUBDIVISION OF THE SECTION 34 AND THE NORTH HALF OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 19-32-214-012-0000 (Vol. 191) and 19-32-214-012-0000

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Property of Cook County Clerk's Office