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Doc#: 2326116009 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/18/2023 09:37 AM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY Individual to Individual

Dec ID 20230801692683
ST/CO Stamp 1-855-593-936 ST Tax \$320.00 CO Tax \$160.00
City Stamp 0-847-900-112 City Tax: \$3,360.00

Mail To:

Lakeland Title Services

1300 Iroquois Ave. Ste 100

Naperville IL 60563

YTS-1026569EX

THE GRANTOR(S), Maria E. Gonzalez, a married woman*, Individually, and Gloria Bran and Antonio Gonzalez and Maria Gonzalez a/k/a Maria E Romo as Heirs of The Estate of Sergio Gonzalez, deceased and Gloria Bran and Antonio Gonzalez and Maria Gonzalez a/k/a Maria E Romo The Estate of Alicia Gonzalez, deceased as Tenants in Common, all of the City of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to GRANTEE(S), Edison Fabricio Sanmartin Bernal, an unmarried man, Aida L. Bernal Bernal, a married woman, and Adrian F Sanmartin Bernal, an unmarried man, as Joint Tenants with the Right of Survivorship, having an address of 2940 N. Mobile, Chicago, IL, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

Permanent Real Estate Index Number: 13-29-114-043-0000
Property Address: 2918 N Mobile Avenue Chicago, IL 60634

TO HAVE AND TO HOLD said premises forever.

SUBJECT TO: Convents, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes not due and payable at the time of closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. *This is not a Homestead property as to Grantor's spouse.

REAL ESTATE TRANSFER TAX

14-Sep-2023



COUNTY:	160.0
ILLINOIS:	320.0
TOTAL:	480.0

13-29-114-043-0000

20230801692683 | 1-855-593-936

REAL ESTATE TRANSFER TAX

14-Sep-2023



CHICAGO:	2,400.00
CTA:	960.00
TOTAL:	3,360.00

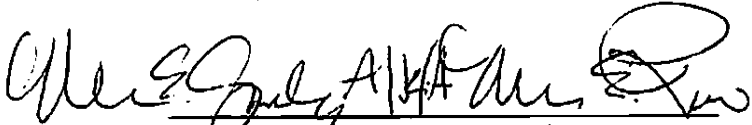
13-29-114-043-0000 | 20230801692683 | 0-847-900-112

* Total does not include any applicable penalty or interest due.

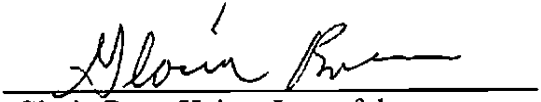
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IN WITNESS WHEREOF, Grantor(s) signed and sealed this WARRANTY DEED

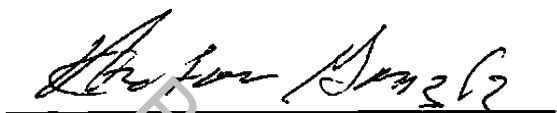
Dated: September 8, 2023



Maria E. Gonzalez a/k/a Maria E. Romo



Gloria Bran, Heir at Law of the estates
of Alicia Gonzalez and Sergio Gonzalez



Antonio Gonzalez, Heir at Law of the
estates of Alicia Gonzalez and Sergio
Gonzalez

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Maria E. Gonzalez a/k/a Maria E. Romo, Gloria Bran, and Antonio Gonzalez, personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 8th day of September 2023



Notary Public

My commission expires on 10/21/2023

This Document was prepared by:
Lufrano Law, LLC
818 Harrison Street, Ste. 210
Oak Park, IL 60304



Send future tax bills to:
Edisson Fabricio Sanmartin Bernal and Aida L. Bernal Bernal
2918 N Mobile Avenue
Chicago, IL 60634

Upon recording return to:

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PIN: 13-29-114-043-0000

LOT 15 (EXCEPT THE NORTH 3 FEET THEREOF) AND THE NORTH 7 FEET OF LOT 16 IN J. SZCZEPANIK AND OTHERS RESUBDIVISION OF THE SOUTH 1/2 OF BLOCK 2 IN OLIVER L. WATSON FIVE ACRE ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office