

# UNOFFICIAL COPY

Doc#: 2326313170 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/20/2023 11:35 AM Pg: 1 of 2

## WARRANTY DEED Statutory (Illinois)

Mail To:

Jose M. Mazon  
4931 S. Keeler Ave  
Chicago, IL 60632

This document prepared by:  
Estela R. Unzueta  
Unzueta Law Group, P.C.  
115 West Main Street  
Bensenville, IL 60106

Dec ID 20230901625189  
ST/CO Stamp 0-454-483-408 ST Tax \$350.00 CO Tax \$175.00  
City Stamp 0-597-122-512 City Tax: \$3,675.00

The Grantors, **JOSE FRANCO** and **CAROLINA FRANCO**, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, conveys and warrants to Grantees, **JOSE M. MAZON**, a single man, and **MAGDALENO HERNANDEZ ALVARADO** and **REYNA PORTILLO DE HERNANDEZ**, husband and wife, of 2635 W. 21<sup>ST</sup> Place, City of Chicago, County of Cook, State of Illinois the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**LOT 30 IN BLOCK 12 IN WILLIAM A. BOND AND COMPANY'S ARCHER HOME ADDITION, BEING A SUBDIVISION OF BLOCK 1 TO 16 INCLUSIVE, IN WILLIAM A. BOND'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

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 not as tenants in common or tenants by the entirety but as joint tenants with the right of survivorship forever.

Permanent Index Number: 19-10-220-011-0000  
Address of Real Estate: 4931 South Keeler Avenue, Chicago, Illinois 60632  
↑ grantee address

**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

STEWART TITLE  
700 E. Diehl Road, Suite 180  
Naperville, IL 60563

212340  
1 of 3 JA

# UNOFFICIAL COPY

Dated this 13<sup>th</sup> day of September, 2023.

Jose Franco  
Jose Franco

Carolina Franco  
Carolina Franco

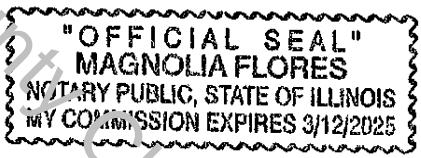
STATE OF ILLINOIS             )  
  ) ss  
COUNTY OF DUPAGE         )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that **JOSE FRANCO** and **CAROLINA FRANCO**, personally known to me to be the same person whose name (s)he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered the said instrument as his/her 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 official seal, this 13<sup>th</sup> day of September, 2023.

My Commission expires 3/12/2025

Magnolia Flores  
Notary Public



**REAL ESTATE TRANSFER TAX** 18-Sep-2023



**CHICAGO:** 2,625.00  
**CTA:** 1,050.00  
**TOTAL:** 3,675.00 \*

19-10-220-011-0000 | 20230901625189 | 0-597-122-512

Total does not include any applicable penalty or interest due.

**REAL ESTATE TRANSFER TAX** 18-Sep-2023



**COUNTY:** 175.00  
**ILLINOIS:** 350.00  
**TOTAL:** 525.00

19-10-220-011-0000 | 20230901625189 | 0-454-483-408

Mail Future Tax Bills to: Mr. Jose M. Mazon  
4931 South Keeler Avenue  
Chicago, IL 60632