

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2326541204 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/22/2023 03:13 PM Pg: 1 of 2

Dec ID 20230801610100  
ST/CO Stamp 1-511-523-280 ST Tax \$350.00 CO Tax \$175.00  
City Stamp 0-723-516-880 City Tax: \$3,675.00

  
23GS DOS 10070P

**THE GRANTORS, Victor Roa and Angela M. Roa**, husband and wife, of 5154 S. Melvina, Chicago IL 60638, County of Cook, State of Illinois for and in consideration of TEN AND 00/100 DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **THE GRANTEE, Zachary Gonzales and Itzel Martinez**, 1820 W. 18th St CH1Chicago, IL 60608 [Husband and Wife as Tenants by the Entirety, Tenants in Common, ~~or Joint Tenants with Right of Survivorship (strike two)~~], all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**LOT 22 AND THE NORTH 5 FEET OF LOT 23 IN BLOCK 3 IN BARTLETT HIGHLANDS BEING A SUBDIVISION OF SOUTHWEST 1/4 (EXCEPT THE EAST 1/2 OF THE EAST 1/2 THEREOF) OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**SUBJECT TO:** General Real estate taxes not due and payable at the time of 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. Said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

Permanent Real Estate Index Number: 19083030630000

Address of Real Estate: 5154 South Melvina Ave Chicago IL 60638

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Dated this August 30 2023.

Victor Roa

Victor Roa

Angela M. Roa

Angela M. Roa

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Victor Roa and Angela M. Roa, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal this August 30 2023.



Shannon Pittacora  
(Notary Public)

PREPARED BY:

Therese L. O'Brien, Esq.  
15255 S. 94th Ave, Ste. 500  
Orland Park IL 60462

MAIL RECORDED DEED TO:

J J J

MAIL Recorded deed &

SUBSEQUENT TAX BILLS TO:

Zachary Gonzalez  
5154 S Melvina Ave  
Chicago IL 60638