

Doc#: 2326933101 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/26/2023 10:05 AM Pg: 1 of 3

Dec ID 20230901623211
ST/CO Stamp 2-087-289-808 ST Tax \$575.00 CO Tax \$287.50

WARRANTY DEED
Statutory (Illinois)

THE GRANTOR(S), Samuel T. Rodgers and Katherine C. Rodgers,
of the City of Berwyn, State of IL, for and in consideration of Ten Dollars
(\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Elba Jasso and
Jose Ramirez, of 1914 N. Sawyer Ave., Chicago, IL 60402,

**
an
unmarried
man

and Yolanda Diaz, unmarried woman

* unmarried
woman

- NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
- NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
- NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Subject, however, to the general taxes for the year of _____ and thereafter to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 16-31-405-031-0000 & PIN#

Property Address: 3504 Gunderson Ave., Berwyn, IL 60402

Dated 9/16 23

THE CITY OF BERWYN, ILL. REAL ESTATE TRANSFER TAX COLLECTION DEPARTMENT

9/18/23 \$575.00

Samuel T. Rodgers
Samuel T. Rodgers

Katherine C. Rodgers
Katherine C. Rodgers

UNOFFICIAL COPY

EXHIBIT A

Legal Description: **THE NORTH 37 FEET OF LOT 88 IN E. A. CUMMINGS AND COMPANY'S OGDEN AVENUE SUBDIVISION OF LOTS 63, 64 AND 65 AND THE WEST 37 FEET OF LOTS 66, 67 AND 68 ALL IN THE CIRCUIT COURT PARTITIONS OF PART OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number(s): 16-31-405-031-0000

PIN#

PIN#

Property Address: 3504 Gunderson Ave., Berwyn, IL 60402

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Samuel T. Rodgers & Katherine C. Rodgers 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 16 day of Sept. 23.

Kate Holtkamp
Notary Public

My commission expires: 7/15/26



THIS DOCUMENT PREPARED BY:
KHS Law Group LLC
6945 W Hobart
Chicago, IL 60631

MAIL TAX BILL TO:
Elba Jasso and Jose Ramirez
~~1914 N. Sawyer Ave.~~ 3504 Anderson Ave
~~Chicago, IL 60402~~ Berwyn, IL 60402

MAIL RECORDED DEED TO:
Elba Jasso and Jose Ramirez
~~1914 N. Sawyer Ave.~~
~~Chicago, IL 60402~~

same as ↑
above

Property of Cook County Clerk's Office