

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2326933526 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/26/2023 03:45 PM Pg: 1 of 3

Dec ID 20230901631559
ST/CO Stamp 0-211-289-040 ST Tax \$165.00 CO Tax \$82.50

CH
2308C 197036 LP
10/11

THE GRANTORS, Luis C. Miramontes, an unmarried individual, and Shaina Solorzano, an unmarried individual, of the Village of Lyons, County of Cook, State of Illinois, for and in consideration of Ten and no/100 (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to Daniel Neri Crezpo and Claudia Fabiola Morales Moran

- a) As Tenants in Common
- b) Not in Tenancy in Common, but in Joint Tenancy
- c) Not in Tenancy in Common, Not as Joint Tenants, but as Tenants by the Entirety

of the Village of Summit, State of Illinois, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General real estate taxes accrued, but not yet payable at the time of closing; building set-back lines and use or occupancy restrictions; covenants, conditions and restrictions of record provided they are not violated nor contain a reverter or the right of re-entry; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Numbers: 18-02-313-004-0000

Address of Real Estate: 4523 Warsaw Avenue
Lyons, IL 60534-1639

Dated this 20TH day of SEPTEMBER, 20 23


Luis C. Miramontes

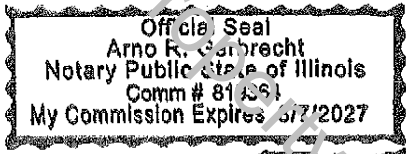
* 
Shaina Solorzano

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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Luis C. Miramontes and Shaina Solorzano, personally known to me to be the same person whose name 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 20 day of SEPTEMBER, 2023



[Handwritten Signature]

Notary Public

Prepared by:
Arno Gerbrecht
2350 N. Lincoln Avenue
Chicago, IL 60614

Mail to: *Daniel Neri Crezzo and Claudia Fabiola Morales Mora*
6085 S. 75th Ave
Summit, IL 60501

Name and Address of Taxpayer:
Daniel Neri Crezzo & Claudia Fabiola Morales
6085 S. 75th Ave
Summit IL 60501

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GSC197036LP

For APN/Parcel ID(s): 18-02-313-004-0000

LOT 61 IN OWNERS SUBDIVISION OF THAT PART OF THE EAST 40 ACRES OF THE SOUTH 80 ACRES OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 163 FEET AND NORTH OF THE SOUTH 153.9 FEET AND WEST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE CENTER LINE OF A PROLONGATION THEREOF OF HINSDALE AVENUE (NOW KNOWN AS 1ST AVENUE) IN COOK COUNTY, ILLINOIS, ALSO THE SOUTH 80 FEET OF THE NORTH 163 FEET OF THE WEST 130 FEET OF THE EAST 40 ACRES OF THE SOUTH 80 ACRES OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE WEST 30 FEET OF THE SOUTH 153.9 FEET (EXCEPT THE SOUTH 33 FEET THEREOF) OF THE EAST 40 ACRES OF THE SOUTH 80 ACRES OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN AND WEST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE CENTER LINE OF 1ST AVENUE IN COOK COUNTY, ILLINOIS, ALSO LOTS 8 TO 12 INCLUSIVE AND 17 TO 21 INCLUSIVE IN H.O. STONE 8TH ADDITION TO LYONS BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 27, 1956 AS DOCUMENT NO. LR1653227, IN COOK COUNTY, ILLINOIS.