

UNOFFICIAL COPY

Doc#: 2327113253 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/28/2023 12:53 PM Pg: 1 of 3

WARRANTY DEED Illinois Statutory

Mail to:

486240
Yasser Salim
5411 N. Artesian Ave
Chicago, IL 60625

Dec ID 20230901636809
ST/CO Stamp 0-749-552-592 ST Tax \$307.50 CO Tax \$153.75
City Stamp 1-724-728-272 City Tax: \$3,228.75

Name & Address of Taxpayer:

Yasser Salim
5411 N. Artesian
Chicago, IL 60625

RECORDER'S STAMP

The GRANTOR(S): **ERNESTO LIMA MENA**, a married man, of, 2501 Brickell Avenue, Unit 709, Miami, Florida 33129,, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to GRANTEE(S), **YASSER SALIM** of, 6236 N. Paulina Ave, Chicago, IL, following described land in the County of **Cook**, State of **Illinois**; to wit: 60660

** a married man*

SEE ATTACHED LEGAL DESCRIPTION

Subject to: General real estate taxes not due and payable at the time of Closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

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, forever.

This is not homestead property.

Permanent Real Estate Index Number(s): **13-12-218-044-0000**

Property Address: **5411 N. ARTESIAN AVENUE, CHICAGO, ILLINOIS 60625**

[SIGNATURE PAGE FOLLOWS]

3

UNOFFICIAL COPY

Dated: This ^{23rd} ~~21st~~ day of September, 2023

Ernesto Lima Mena
Ernesto Lima Mena, by Yaser V. Barreto,
attorney in fact.

By [Signature] attorney in fact
STATE OF ILLINOIS }
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT, ERNESTO LIMA MENA, BY YASER Y. BARRETO, ATTORNEY IN FACT, 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 ^{23rd} ~~21st~~ day of September, 2023.

WITNESS my hand and official seal.

Signature [Signature]

My Commission Expires: 03/10/2026



PREPARED BY:
JAMES P. ANTONOPOULOS, Esq.
Antonopoulos Law Group
5519 N. Cumberland Ave, #1009
Chicago, IL 60656

UNOFFICIAL COPY

PARCEL 1: THE WEST 18.75 FEET OF THE EAST 62.04 FEET OF THAT PART OF LOT 3 LYING WEST OF THE WEST LINE OF THE NORTH AND SOUTH ALLEY WHICH ADJOINS GUINAND'S ARTESIAN AVENUE SUBDIVISION EXTENDED SOUTH (EXCEPT THAT PART OF THE SAID LOT 3 FALLING IN SAID SUBDIVISION) AND LYING NORTH OF A LINE DRAWN AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT 3, THROUGH A POINT IN SAID WEST LINE 58.13 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 3 OF ASSESSOR'S DIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK, COUNTY, ILLINOIS

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION MADE BY JOHN SURIANO AND LOIS K. SURIANO, HIS WIFE, DATED MARCH 6, 1957 AND RECORDED MARCH 11, 1957 AS DOCUMENT 16846064 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS

P.I.N 13-12-213-044-0000 (AFFECTS THIS AND OTHER PROPERTY)

C/K/A 5411 N ARTESIAN AVENUE A, CHICAGO, IL 60625

HERITAGE TITLE COMPANY
5849 W LAWRENCE AVE
CHICAGO, IL 60630

Property of Cook County Clerk's Office