

UNOFFICIAL COPY

Doc#: 2327245083 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/29/2023 10:24 AM Pg: 1 of 3

Dec ID 20230901637297
ST/CO Stamp 0-549-962-704 ST Tax \$167.00 CO Tax \$83.50

2023-03015-1-PT
3/5
**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR (NAME AND ADDRESS)

Erica Rosales Cavazos
8250 Central Avenue
Burbank, IL 60459

(The Above Space for Recorder's Use Only)

THE GRANTOR Erica Rosales Cavazos married to Francisco Javier Rosales Nunez, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to 2 Bros Group, LLC of 7601 Eleanor Place, Willowbrook, IL 60527, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 19-32-230-031-0000

Property Address: ^{1/s.} 8250 Central Avenue, Burbank, IL 60459

Subject Only 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

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

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Dated this 19th day of September, 2023.

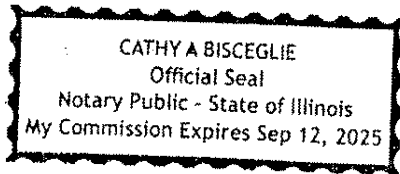
Erica Rosales Cavazos
Erica Rosales Cavazos

Francisco Javier Rosales Nunez
Francisco Javier Rosales Nunez

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Erica Rosales Cavazos and Francisco Javier Rosales Nunez personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 19th day of September, 2023.



[Signature]
Notary Public

City of Burbank

\$835.00 EIGHT HUNDRED THIRTY FIVE & NO/100'S
9/22/23 *[Signature]*

Real Estate Transaction Stamp

THIS INSTRUMENT PREPARED BY
Shawn M. Bolger, Ltd.
PO Box 1208
Franklin Park, IL 60131

MAIL TO:

Diaz Case Law
7100 16th Street
Berwyn, IL 60402

Guarantee's Address and
SEND SUBSEQUENT TAX BILLS TO:

/Group
2bro's LLC
8250 Central Avenue
Burbank, IL 60459

*7213 Kiddings Ave
Sun Ridge IL 60527*

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EXHIBIT A LEGAL DESCRIPTION

THE WEST 100 FEET OF THE EAST 150 FEET (EXCEPT THE SOUTH 33 FEET OF THE SOUTH 1/8) LYING EAST OF THE CENTER LINE OF STATE RD OF LOT 7 IN ASSESSORS DIVISION OF THE NORTH 1/2 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office

**PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111**