



Doc# 2327515019 Fee \$88.00

RHSP FEE:\$10.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/02/2023 11:19 AM PG: 1 OF 3

**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR(S), **LISA ANDERSON AND MARK ANDERSON**, husband and wife, of the of Town of St. John, County of Lake, State of Indiana, **CONVEY(S) and WARRANT(S) TO JUAN IGNACIO DELUNA ROSALES**, a married man of 13010 S. Houston Ave., Chicago, IL 60633, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT 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.

Permanent Real Estate Index Number(s): 26-31-412-038-0000 & 26-31-412-039-0000

Address(es) of Real Estate: 3304 E. 136th St, Chicago, Illinois 60633

23 Bar 58851

1 of 2

UNOFFICIAL COPY

26 day of September, 2023

Lisa M Anderson
LISA ANDERSON

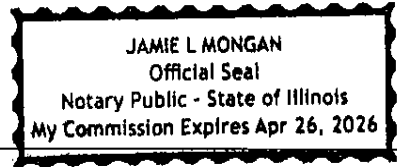
Mark A Anderson
MARK ANDERSON

STATE OF IL, COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that LISA ANDERSON and MARK ANDERSON are/is personally known to me to be the same person(s) whose name is/are subscribed to the forgoing 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 26 day of September, 2023


Jamie L Mongan (Notary Public)





Prepared by:
Michael J. Gilmartin, Attorney at Law,
Talarico Law Group 15000 S. Cicero Avenue, 3rd Floor, Oak Forest, IL 60452

Mail To: Juan Ignacio de Luna Rosales
13010 South Houston Avenue
Chicago, Ill. 60633

Name and Address of Taxpayer:
Juan DeLuna Rosales
3304 E 136th St
Chicago, IL 60633

REAL ESTATE TRANSFER TAX		02-Oct-2023
	CHICAGO:	1,575.00
	CTA:	630.00
	TOTAL:	2,205.00 *
26-31-412-038-0000 20230901639227 0-694-985-680		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		02-Oct-2023
	COUNTY:	105.00
	ILLINOIS:	210.00
	TOTAL:	315.00
26-31-412-038-0000 20230901639227 1-071-490-000		

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT TWENTY-SEVEN (27) IN BLOCK TWENTY (20) IN THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY SUBDIVISION OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) AND SOUTH FIVE (5) ACRES OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 31, TOWN 37 NORTH, RANGE 15, EAST THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTHEAST OF THE RIGHT OF WAY OF THE CHICAGO AND WESTERN INDIANA RAILROAD, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST THREE (3) FEET OF LOT TWENTY-SIX (26) IN BLOCK TWENTY (20) IN THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY SUBDIVISION OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) AND SOUTH FIVE (5) ACRES OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTHEAST OF THE RIGHT OF WAY OF THE CHICAGO AND WESTERN INDIANA RAILROAD, IN COOK COUNTY, ILLINOIS,

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 3304 E. 136th St, Chicago, IL 60633

PIN# 26-31-412-039-0000 & 26-31-412-038-0000