



Doc# 2327815068 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/05/2023 02:30 PM PG: 1 OF 3

**WARRANTY DEED  
ILLINOIS STATUTORY**

THE GRANTOR (NAME AND ADDRESS)

Rosa Rivas

(The Above Space for Recorder's Use Only)

*1 of 2 23-153447*

THE GRANTOR Rosa Rivas, a single woman, of 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 Alejandro Ochoa and Sandra Alejandra Salazar, husband and wife, as tenants by the entirety, 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): 16-29-303-036-0000

Property Address: 2636 Lombard Ave, Berwyn, IL 60402

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

**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.

Dated this 20 day of Sept, 2023.

REAL ESTATE TRANSFER TAX		05-Oct-2023
	COUNTY:	77.50
	ILLINOIS:	155.00
	TOTAL:	232.50
16-29-303-036-0000	20230901630627	0-979-522-512

THE CITY OF BERWYN, IL  
 REAL ESTATE TRANSFER TAX  
*9/21/2023* \$1550.00  
 COLLECTION DEPARTMENT

# UNOFFICIAL COPY

Rosa Rivas

Rosa Rivas

STATE OF ILLINOIS )  
 ) SS,  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Rosa Rivas personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered in the instrument as her 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 20 day of Sept, 2023.



[Signature]  
Notary Public

THIS INSTRUMENT PREPARED BY

Archer Law Group  
6839 W. Archer Ave.  
Chicago, IL 60638

MAIL TO:

~~Erick Uribe  
1033 East State Street  
Geneva, IL 60134~~

**GRANTEE AND**

SEND SUBSEQUENT TAX BILLS TO:

Sandra Alejandra Salazar  
2636 Lombard Ave  
Berwyn, IL 60402

# UNOFFICIAL COPY

Fidelity National Title

Commitment Number: 23-153447-PTG

## EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

LOT 21 IN BLOCK 4 IN FLICK'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTH WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.:  
16-29-303-036-0000

C.K.A.: 2636 Lombard Ave, Berwyn, IL 60402

Property of Cook County Clerk's Office