

# UNOFFICIAL COPY

Doc#: 2328455068 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/11/2023 04:07 PM Pg: 1 of 3

Dec ID 20231001641747  
ST/CO Stamp 1-400-746-960 ST Tax \$285.00 CO Tax \$142.50  
City Stamp 0-890-483-664 City Tax: \$2,992.50

410775136 1/3

**WARRANTY DEED**  
**Statutory (ILLINOIS)**  
**(Individual to Individual)**

**GIT**

(Above Space for Recorder's Use Only)

THE GRANTOR (S) Ariel Perez, a bachelor, Rene Bucio and Azucena Perez, husband and wife of the City of Chicago, County of Cook, State of Illinois for the consideration of (\$10.00) Ten DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and Warrants to Nayelli Hidalgo

the following described real estate situated in the City of Chicago, County of Cook, State of Illinois, commonly known as 5951 S Mozart, Chicago, Il. 60629, legally described as:

Attached

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Subject to: General taxes for the 2022 and subsequent years, to all instruments, covenants, restrictions, conditions of record.

Permanent Real Estate Index Number(s): 19-13-307-021-0000

Address(es) of Real Estate: 5951 S Mozart, Chicago, Il. 60629

Dated this 6<sup>th</sup> day of October, 2023

PLEASE  
PRINT OR  
TYPE NAMES  
BELOW  
SIGNATURE(S)

Ariel Perez  
Ariel Perez

(SEAL)

Rene Bucio  
Rene Bucio

(SEAL)

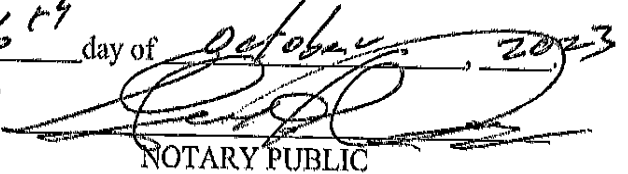
Azucena Pérez  
Azucena Perez

(SEAL)

(SEAL)

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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, DO HEREBY CERTIFY that  
 Ariel Perez, a bachelor, Rene Bucio and Azucena Perez, husband and wife  
 personally known to me to be the same person(s) whose name(s) 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 6<sup>th</sup> day of October, 2023  
 Commission expires May 24, 2026  
  
 NOTARY PUBLIC

This instrument was prepared by: David Menachof, Attorney at Law, 352 Lorraine St. Glen Ellyn, IL 60137

**MAIL TO:**



Luis Martinez  
411 W 63rd St  
Chicago IL 60629  
 OR

**SEND SUBSEQUENT TAX BILLS TO:**


Nayelli Hidalgo  
5951 S Mozart  
CHICAGO IL 60629

Recorder's Office Box No. \_\_\_\_\_



REAL ESTATE TRANSFER TAX		10-Oct-2023
	COUNTY:	142.50
	ILLINOIS:	285.00
	TOTAL:	427.50

19-13-307-021-0000 | 20231001641747 | 1-400-746-980

REAL ESTATE TRANSFER TAX		10-Oct-2023
	CHICAGO:	2,137.50
	CTA:	855.00
	TOTAL:	2,992.50 *

19-13-307-021-0000 | 20231001641747 | 0-800-483-664  
 \* Total does not include any applicable penalty or interest due.

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EXHIBIT "A"

LOT 23 IN BLOCK 1 IN COBE AND MCKINNON'S 63RD STREET AND SACRAMENTO AVENUE SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 5951 South Mozart Street, Chicago, IL 60629  
Tax Number: 19-13-307-021-0000

Property of Cook County Clerk's Office