

UNOFFICIAL COPY

Doc#. 2328410351 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/11/2023 04:25 PM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Dec ID 20230901634658
ST/CO Stamp 0-108-819-408 ST Tax \$376.50 CO Tax \$188.25

FIRST AMERICAN TITLE
FILE # AF1038154 2024

Preparer File: AF1038154
FATIC No.: AF1038154

THE GRANTOR(S) Christina M. Mato and Jafred T. Mato, a married couple, of the City of Evanston, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Felipe Costa Neves and Luciana Bonadio de Faria, *husband & wife*, of the City of Evanston, of the County of Cook, State of IL, taking title as *Tenants by the entirety*, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

General taxes for the year 2022 and all subsequent years and any covenants, conditions, easements and restrictions of record.

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

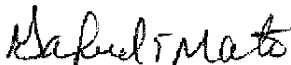
Permanent Real Estate Index Number(s): 10-13-117-048-0000

Address(es) of Real Estate: 1828 Hovland Court
Evanston, Illinois 60201

Dated this September day of 25, 2023



Christina M. Mato



Jafred T. Mato



First American
Title Insurance Company

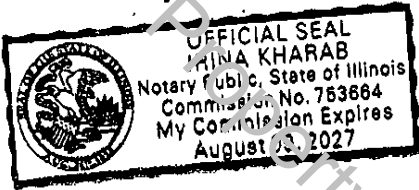
Warranty Deed - Individual

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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, CERTIFY THAT Christina M/ Mato and Jafred T. Mato, personally known to me to be the same person(s) whose name(s) are 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 05 day of September, 2023.



[Signature]
Notary Public

Prepared by:
Nozari Legal, LLC
701 Main St, Suite 202
Evanston, IL 60202

Mail to:
Felipe Costa Neves
Luciana Bonadio de Faria
1828 Howland Ct., Evanston, IL, 60201
Name and Address of Taxpayer:

Felipe Costa Neves
Luciana Bonadio de Faria
1828 Howland Ct., Evanston, IL, 60201

CITY OF EVANSTON 008420
REAL ESTATE TRANSFER TAX
DATE: PAID OCT 03 2023
AMOUNT: \$1885.00 Agent: LB

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Exhibit "A" – Legal Description

LOT 95 IN BLOCK 3 IN J.S. HOVLAND EVANSTON SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



First American
Title Insurance Company

Warranty Deed - Individual