

# UNOFFICIAL COPY



First American Title Insurance Company

Doc#. 2329006139 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/17/2023 04:02 PM Pg: 1 of 3

Dec ID 20231001640851  
ST/CO Stamp 1-903-981-520 ST Tax \$180.00 CO Tax \$90.00  
City Stamp 1-559-000-016 City Tax: \$1,890.00

**WARRANTY DEED  
ILLINOIS STATUTORY  
Individual**

**FIRST AMERICAN TITLE  
FILE # AF 1037317**

THE GRANTOR, Pablo Diaz, married to Maria Magdalena Diaz, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Lorenzo Morales, 3057 S. Homan Ave., Chicago, Illinois, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

The Land referred to herein below is situated in the County of Cook, State of IL, and is described as follows:

**LOT 56 (EXCEPT THE RAILROAD RIGHT OF WAY) IN THE SUBDIVISION OF BLOCK 23 IN STEEL'S SUBDIVISION OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

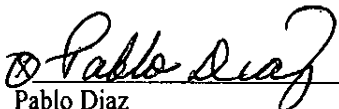
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This property is not homestead as to Maria Magdalena Diaz.

**SUBJECT TO:** Property taxes for the year 2022 and thereafter. Covenants, conditions and restrictions of record. Private, public and utility easements and roads and highways, Party wall rights and agreements, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

Permanent Real Estate Index Number(s): 16-26-428-024-0000  
Address(es) of Real Estate: 3059 S. Homan Ave. Chicago, IL 60623

Dated this 4<sup>th</sup> day of October, 2023.

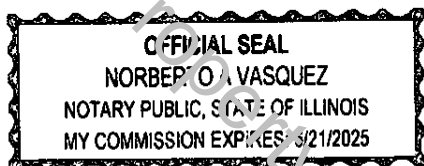
  
Pablo Diaz

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Pablo Diaz, personally known to me to be the same person whose name 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 4<sup>th</sup> day of October, 2023



(Notary Public)

**Prepared by:**

Jesus Perez Esq.  
Law office of Jesus Perez  
4111 S. Richmond  
Chicago, IL 60632

**Mail to:**

Luis C. Martinez  
Attorney at Law  
4111 W. 63<sup>rd</sup> St.  
Chicago, IL 60629

**Name and Address of Taxpayer:**

Lorenzo Morales  
3057 S. Homan Ave.  
Chicago, IL 60623

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: LOT 56 (EXCEPT THE RAILROAD RIGHT OF WAY) IN THE SUBDIVISION OF BLOCK 23 IN STEELE'S SUBDIVISION OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 16-26-428-024-0000 (Vol. 577)

Property Address: 3059 South Homan Avenue, Chicago, Illinois 60623

Property of Cook County Clerk's Office