

# UNOFFICIAL COPY

FIDELITY NATIONAL TITLE  
SC23009239

Doc#: 2329806073 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/25/2023 10:02 AM Pg: 1 of 3

Dec ID 20231001646879  
ST/CO Stamp 1-639-554-000 ST Tax \$230.00 CO Tax \$115.00

**WARRANTY DEED  
ILLINOIS  
STATUTORY**

THE GRANTOR(S), ALEJANDRO LAREZ, divorced and not since remarried, of 2123 Woodglen Drive, Lancaster, Texas, 75134 AND MARIA I. DIAZ, divorced and not since remarried, of 929 Trinity Drive, Lancaster, Texas, 75146 of the COUNTY of DALLAS, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to CHRISTINA E. ZELAYA, all interest in the following described Real Estate, 539 Iroquois Road, Hillside, Illinois, 60162 situated in the COUNTY of COOK in the State of Illinois:

SEE EXHIBIT "A" for Legal Description

together with the tenements and appurtenances thereunto belonging,

Permanent Real Estate Index Number: 15-08-316-029-0000  
Address of Real Estate: 539 Iroquois Road, Hillside, Illinois 60162

Dated this 26 day of September, 2023

Alejandro Larez  
ALEJANDRO LAREZ

VILLAGE OF HILLSIDE

10/17/23 957,725.00

722164 REAL ESTATE TRANSFER TAX

539 Iroquois

Maria I. Diaz  
MARIA I. DIAZ

Grantee Herein is prohibited from conveying, mortgaging property for sales price for a period of 30 days from 10/08/23. After this 30 days period, Grantee is further prohibited from conveying the property for a sales price greater than \$276,000.00 until 90 days from 10/08/23. These restrictions will run with the land and not personal to the grantee.

Prepared by: Joshua M. Martin, Esq  
3069 W. Armitage Ave.  
Chicago, Illinois 60647

Mail Deed & Tax Bills to - Grantee Address'  
Christina E. Zelaya  
299 Trowbridge Rd  
Elk Grove Village IL 60007

# UNOFFICIAL COPY

STATE OF Texas, COUNTY OF Galveston ~~COOK~~ ss.

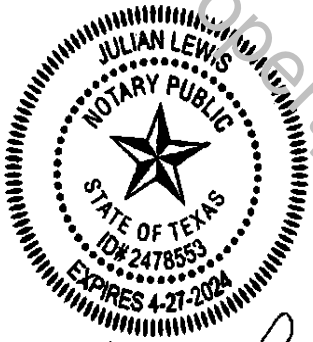
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ALEJANDRO LAREZ AND MARIA I. DIAZ personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of September, 2023

Julian Lewis (Notary Public)

DATE: 9-26-2023

[Signature]  
Signature of Buyer, Seller or Representative



Julian Lewis

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

19-Oct-2023



<b>COUNTY:</b>	115.00
<b>ILLINOIS:</b>	230.00
<b>TOTAL:</b>	345.00

15-08-316-029-0000

| 20231001646879 | 1-639-554-000

Property of Cook County Clerk's Office