

UNOFFICIAL COPY

Doc#: 2330006226 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/27/2023 02:32 PM Pg: 1 of 3

Dec ID 20231001654773
ST/CO Stamp 0-163-822-544 ST Tax \$290.00 CO Tax \$145.00
City Stamp 0-913-931-216 City Tax: \$3,045.00

WARRANTY DEED

Fee Simple

MAIL TO:

Veronica Romero
3224 S. Hamlin Ave
Chicago, IL 60623

OTS-1021951

THE GRANTOR, HECTOR LARA Z. and MARIA G. LARA, as tenants by the entirety, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to VERONICA ROMERO as, an unmarried woman the following described Real Estate situated in Cook County, Illinois.

LEGAL DESCRIPTION:

LOT 54 IN EDWIN R. FAY'S 31ST STREET RESUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 3224 South Hamlin Avenue, Chicago, Illinois 60623
Property Index No.: 16-35-111-029-0000

SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2022 and subsequent years, and acts done by or through the Buyers.

IN WITNESS WHEREOF, Sellers have signed and sealed this Warranty Deed in the County of Cook, State of Illinois, this 25 day of September, 2023.

Hector Lara
Hector Lara Z.


Maria G. Lara
Maria G. Lara

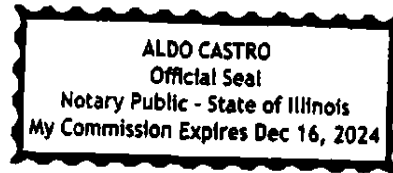
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Hector Lara Z. and Maria G. Lara, known to me to be the same persons whose name is 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 25 day of September, 2023.


NOTARY PUBLIC



Commission expires: 12-10-2024



This instrument was prepared by: Nick V. Marinkovich
Dreyfus Law Group
2040 N. Harlem Avenue
Elmwood Park, IL 60707

SEND SUBSEQUENT TAX BILLS TO:

Veronica Romero
3224 S. Hamlin Ave
Chicago IL 60623

REAL ESTATE TRANSFER TAX		23-Oct-2023
	CHICAGO:	2,175.00
	CTA:	870.00
	TOTAL:	3,045.00 *

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* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		23-Oct-2023
	COUNTY:	145.00
	ILLINOIS:	290.00
	TOTAL:	435.00

16-35-111-029-0000 | 20231001654773 | 0-163-822-544

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Property of Cook County Clerk's Office