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Saturn Title LLC

2336543

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AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

Doc#: 2330606076 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 11/02/2023 10:00 AM Pg: 1 of 3

Dec ID 20230901633151

ST/CO Stamp 0-268-150-736 ST Tax \$250.00 CO Tax \$125.00

City Stamp 0-373-467-088 City Tax: \$2,625.00

WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), **Fermin Meza, A Married Man and Ramon Meza Jr.**, An Unmarried Man of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to **Diana Leon and Elizabeth Chavez**, of **4310 W. 26th St., Chicago, IL 60623**,
- Chavez

NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
 NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
 NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

*This is not homestead property as to the grantor's spouse.

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

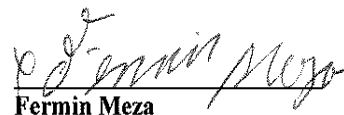
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Subject, however, to the general taxes for the year of **2022** and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above-described Property would show.

Permanent Index Number(s): **16-26-203-013-0000**

Property Address: **2245 S. Trumbull Ave., Chicago, IL 60623**

Dated October 30, 2023.


Fermin Meza

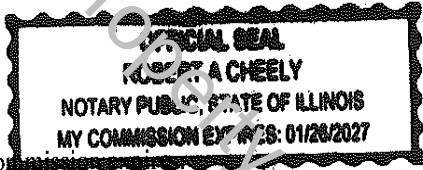

Ramon Meza Jr.

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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 *Fermin Meza, A Married Man and Ramon Meza, Jr., An Unmarried Man personally known to me to be the same persons whose names 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 notarial seal, this 30th day of October, 2023.



Robert A. Cheely
Notary Public

My commission expires on _____

THIS DOCUMENT PREPARED BY:

Robert A. Cheely
6446 W. Cermak Rd
Berwyn, IL 60402

MAIL TAX BILL TO:

Dana Leon - Chavez
4310 W. 26th St
Chicago, IL 60623

MAIL RECORDED DEED TO:

Dana Leon APALICIO LAW
4310 W. 26th St 5838 S. ARCHER
Chicago, IL 60623 Chicago, IL 60638

Office of Cook County Clerk's Office

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EXHIBIT A

Legal Description: LOT 34 IN W.P. CURTIS RESUBDIVISION OF LOTS 1, 8, 9, 16 AND 17 IN THE SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 16-26-203-013-0000

Property Address: 2245 S. Trumbull Ave., Chicago, IL 60623

Property of Cook County Clerk's Office